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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Clell W. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 77

Notary Public

MY COMMISSION EXPIRES: July 24, 1977
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clell W. Smith, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	120-9
1407 Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D,A-43962
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	105

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leroy F. VanDyke and wife, Carole Sue VanDyke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clell W. Smith and wife, Geraldine Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5A69 and the southerly one-half of Lot No. 5A70 on the Plan of Glengarry Park, Section Five-A, as of record in Book 3300, page 58, Register's Office for said County, to which plan reference is here made for description of Lot 5A69, and said part of Lot 5A70 is described as follows:

Beginning at a point in the westerly or southwesterly margin of Finley Drive, common corner of Lots 5A69 and 5A70; thence with the line between said two lots in a generally northwesterly direction 219.1 feet to a point in the rear line of lots 5A69 and 5A70, being the common rear corner of said two lots; thence north 37° 36' east 36.7 feet to a concrete monument; thence north 39° 52' east 9.3 feet to a point; thence south 52° 44' east 218.5 feet to a point in the westerly or southwesterly margin of Finley Drive; thence with said margin south 37° 16' west 46.0 feet to the point of beginning.

Being the same property conveyed to Leroy F. VanDyke and wife, Carole Sue VanDyke, by deed from James L. Boner and wife, Louise Boner, of record in Book 4010, page 408, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4010, page 440, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 1407 Winthorne Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of June, 19 77

Leroy F. VanDyke

Carole Sue VanDyke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leroy F. VanDyke and Carole Sue VanDyke

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of June 19 77

Commission expires July 24, 1977

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Leroy F. VanDyke, et ux

TO Clell W. Smith, et ux

E 0 9 1 5 1

IDENTIF. REFERENCE

JUN 15 11 09 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

JUN 15 77	CONV	54,500.00		
JUN 15 77	STAX		B* 141.70	
JUN 15 77	PRFEE		B* .50	
JUN 15 77	WDEED		B* 4.00	* 146.20