BOOK 5169 PAGE 14

77-6-45
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Gary D. Smartt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 77

Notary Public

MY COMMISSION EXPIRES: 4-7-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary D. Smartt, et ux (NAME)	Third National Bank Mortgage Company (NAME)	133-11-145
3809 Bunny Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	06DA-84025
Nashville, TN 38211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, RONALD WALLER and wife, CONNIE SUE WALLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY D. SMARTT and wife, ROSANNA H. SMARTT

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. 165 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 165 fronts 73.25 feet on the southwesterly side of Bunny Drive and extends back 140.0 feet on the northwesterly line and 146.0 feet on the southeasterly line to a dead line in the rear measuring 102.44 thereon.

BEING the same property conveyed to Ronald Waller and wife, Connie Sue Waller, by deed from Edward Lee Adkins, Jr. and wife, Relda A. Adkins, of record in Book 4583, page 147, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3770, page 214, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3809 Bunny Drive, Nashville, TN 37211
(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 hand S this 17th day of June, 19 77

Ronald Waller
RONALD WALLER

Connie Sue Waller
CONNIE SUE WALLER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Waller and Connie Sue Waller

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 17th day of June, 1977.

Commission expires 1-17-79

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

FILE IN BOX 4

WARRANTY DEED

FROM

RONALD WALLER AND WIFE,

CONNIE SUE WALLER

TO

GARY D. SMARTT AND WIFE,

ROSANNA H. SMARTT

FEE 13484

IDENTIFYING REFERENCE

JUL 11 9 01 AM '77

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 11 77 CONV 34,000.00
JUL 11 77 S'TAX 8* 88.40
JUL 11 77 FEE 8* .50
JUL 11 77 W'DEED 8* 4.00 * 92.90