5055170 PAGE 630

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

C. Stephen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 1977

Terry Ray Moore
Notary Public

MY COMMISSION EXPIRES: 8-13-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Ruben, Attorney, 325 Plus Park Blvd. Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Stephen Smith, et ux (NAME)	First Federal Savings & Loan (NAME)	6DU-21010
215 Wauford Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	147-6-38
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (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~~, I, Frances R. Beaver, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Stephen Smith and wife Katherine Brooks 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. 105 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 95.0 feet on the southerly margin of Wauford Drive and extends back 157.9 feet on the westerly line and 156.4 feet on the easterly line to a dead line in the rear measuring 94.2 feet thereon.

Being the same property conveyed to Fred R. Beaver and wife, Frances R. Beaver by deed from Glen Strange and wife, Dorothy Strange, of record in Book 3874, page 681, Register's Office for Davidson County, Tennessee, the said Fred R. Beaver having since died.

This is unimproved ( ) improved (X) property, known as 215 Wauford Drive, Nashville, TN.
(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 my hand this 12 day of July, 19 77

Frances R. Beaver

Frances R. Beaver

BOOK 5170 PAGE 631

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances R. Beaver

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of July, 1977

Commission expires 8-13-80

Terry Ray Moore
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
Frances R. Beaver

TO
C. Stephen Smith, et ux

E14196

IDENTIF. REFERENCE

JUL 13 1 28 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 13 77	CONV	42,500.00			
JUL 13 77	S'TAX		B*	110.50	
JUL 13 77	PR'FEE		B*	.50	
JUL 13 77	W'DEED		B*	4.00	* 115.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.