BOOK 5178 PAGE 834 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Ronald B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1977.

Notary Public

MY COMMISSION EXPIRES: 1-21-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald B. Smith (NAME)	All-State Enterprises Mort. Corp. (NAME)	Tax Key #3D66310
215 Cliffdale Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1965 (STREET ADDRESS)	Map 85-13
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Santa Ana, California 92701 (CITY) (STATE) (ZIP)	Parcel 35

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, Richard N. Dean et ux Nelle H. Dean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald B. Smith et ux Brenda L. 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:

BEING Lot No. 28 on the Plan of Cliffdale Subdivision, a plat which is of record in Book 974, Page 49, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard N. Dean et ux Nelle H. Dean, by deed of record in Book 4983, Page 455, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions of record in Book 1169, Page 221, Register's Office for Davidson County, Tennessee, and any existing easements.

This is unimproved ( ) improved (X) property, known as 215 Cliffdale Road (House Number) (Street) Nashville, TN (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 29th day of July, 1977

RICHARD N. DEAN: Richard N. Dean

NELLE H. DEAN: Nelle H. Dean

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 Richard N. Dean et ux Nelle H. Dean

the bargainors, 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 Hermitage, Tennessee, this 29th day of July 19 77

Commission expires 1-21-81

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
RICHARD N. DEAN ET UX
NELLE H. DEAN

TO
RONALD B. SMITH ET UX
BRENDA L. SMITH

E 17948

IDENTIF. REFERENCE

AUG 2 12 52 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

AUG-27	CONV	39,000.00			
AUG-27	S'TAX		B*	101.40	
AUG-27	PR'FEE		B*	.50	
AUG-27	W'DEED		B*	4.00	* 105.90