Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 5184 PAGE 769

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kim A. Smith et ux	First Federal Savings & Loan	73-6
(NAME)	(NAME)	
2713 Shadow Lane	236 Fourth Ave. North	Part 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.	Nashville, TN. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $16,100.00 to First Federal Savings and Loan Association of Nashville, secured by a deed of trust to T. I. Holman, Jr., Trustee, of record in Book 4265, page 555, Register's Office for said County.

Walter C. Hagar and wife, Dovia H. Hagar

have this day bargained and sold, and do hereby transfer and convey unto the said

Kim A. Smith and wife, Lisa C. Smith, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Riverwood Terrace Subdivision, as of record in Book 1835, page 134, Register's Office for said County.

Said lot fronts 107 feet on the southwesterly side of Shadow Lane and runs back between lines, 117.11 feet on the northwesterly line and 176.9 feet on the southeasterly line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Walter C. Hagar and wife, Dovia H. Hagar, by deed from Charles A. Givens and wife, Clementine B. Givens, of record in Book 4265, page 553, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,900.00

Subscribed and sworn to before me, this the 11 day of August 19 77

Affiant

My commission expires: March 5, 1981
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2713 Shadow Lane, Nashville, TN.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Kim A. Smith and wife, Lisa C. Smith, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kim A. Smith and wife, Lisa C. Smith, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 10 *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter C. Hagar

Dovia H. Hagar

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, Thomas M. Moore, *a Notary Public in and for said County and State,* Walter C. Hagar and wife, Dona H. Hagar,

*the within named 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 Hendersonville *Tennessee, this* 10 *day of* August, *19* 77

Thomas M. Moore
Notary Public

Commission expires March 5, 1981

THOMAS M. MOORE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission expires .....

WARRANTY DEED

FROM

WALTER C. HAGAR ET UX

TO

KIM A. SMITH ET UX

Return to:
Tom Moore, Realtors
394 West Main St.
Hendersonville, TN. 37075

AUG 16 77	CONV	29,900.00			
AUG 16 77	S'TAX		B*	77.74	
AUG 16 77	PR'FEE		B*	.50	
AUG 16 77	W'DEED		B*	4.00	* 82.24

E 20703

IDENTIF. REFERENCE

AUG 16 2 11 PM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238