Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5185 PAGE 369

# WARRANTY DEED

(CORPORATE FORM)

Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| FRANK B. SMITH, III (NAME) | FIDELITY FEDERAL SAVINGS & LOAN (NAME) | 103-6 |
| 315 Brookvale Terrace (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Part-110 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ----------(TEN AND NO/100ths)---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Frank B. Smith, III and wife, Linda C. Smith, and other good and valuable considerations of the receipt which is hereby acknowledged,

Andrews Properties, Inc., *has bargained and sold, and does hereby transfer and convey unto the said*

Frank B. Smith, III and wife, Linda C. Smith their *(successors), heirs and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Brookside Courts Addition No. 2, of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 31 fronts 81.02 feet on the northwesterly side of Brookvale Terrace and runs back 173.6 feet on the northeasterly line and 199.3 feet on the southwesterly line to a line in the rear which measures 85 feet.

Being part of the same property conveyed to Andrews Properties, Inc., by deed from Nelson Andrews and wife, Sue Andrews, of record in Book 5111, page 140, Register's Office for said County.

We will require that Andrews Properties, Inc. conveys their interest in the easements granted to them by Anthony Amos Tidwell and wife, Robbin C. Tidwell of record in 5145, page 5, said Register's Office, and by Walter Robert Selph, Jr. and wife, Patricia Shelton Selph of record in Book 5177, page 195, said Register's Office, to the proposed mortgagors.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,600.00

Affiant

Subscribed and sworn to before me, this the 16th day of August 19 77

My commission expires: My Commission Expires APRIL 27, 1980

(Affix Seal)

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Unimproved ( )
This is improved (X) property, known as 513 Brookvale Terrace Nashville 37209
(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*

Frank B. Smith, III and wife, Linda C. Smith

their *(successors),*

*heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said*

Frank B. Smith, III and wife, Linda C. Smith

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

*Witness* My *hand this* 16th *day of* August, *19* 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrews Properties, Inc.,

By:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of August, 1977.

My Commission Expires APRIL 27, 1980

Jean E. Stallings Notary Public

Commission expires .....

5/C862-5

**WARRANTY DEED**

FROM

Andrews Properties, Inc.,

TO

Frank B. Smith, III and wife,

Linda C. Smith

E 21024

IDENTIF. REFERENCE

AUG 17 3 30 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

| | | | | | |
|---|---|---|---|---|---|
| AUG 17 77 | CONV | 41,600.00 | | | |
| AUG 17 77 | S'TAX | | B* | 108.16 | |
| AUG 17 77 | PR'FEE | | B* | .50 | |
| AUG 17 77 | W'DEED | | B* | 4.00 | * 112.66 |

Attorneys TITLE COMPANY
STAHLMAN BUILDING