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BOOK 5191 PAGE 192

FORM NO. WD-1

IDENTIF. REFERENCE

AUG 31 10 13 AM '77

FILED
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1977.

Notary Public

MY COMMISSION EXPIRES: March 30, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney 509 Stahlman Bldg. Nashville, Tenn. 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Boles et ux (NAME)	Security Federal Sav. & Loan Assoc. (NAME)	Map 102-14
6128 Henry Ford Drive (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Rd. (STREET ADDRESS)	Par. 11
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	8-D-1550

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, SETH M. SMITH AND WIFE ELYNOR SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE W. BOLES AND WIFE, MILDRED BOLES

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 part of Lots Nos. 22 and 23 on the Plan of Brook Meade Addition, Section 1 as of record in Book 2663, page 53, Register's Office for said County described as follows:

Beginning at a point on the northwesterly margin of Downey Drive at the corner of Lots Nos. 21 and 22 on said Plan; thence with the line between said Lots Nos. 21 and 22 northwestwardly 204.8 ft. to the southwest corner of that part of said Lot No. 22 conveyed to the State of Tennessee by deed from J. B. Downey and Sons, Inc., of record in Book 3032, page 353, said Register's Office; thence with said State's southeastern boundry line, northeastwardly 173 ft. to a point in the southwesterly line of that part of said Lot No. 23 conveyed to the State of Tennessee, by deed from J. B. Downey and Sons, Inc. of record in Book 3032, page 371, said Register's Office; thence with said State's line southeastwardly 55 ft. and northeastwardly 188 ft. more or less, to the northwesterly margin of said Downey Drive; thence with same southwestwardly 284 ft., more or less, to the beginning.

Being the same property conveyed to Seth M. Smith and wife, Elynor Smith, by deed from J. B. Downey and Sons, Inc. of record in Book 3499, page 203, said Register's Office.

This conveyance is made subject to a first mortgage note in the original principal sum of $16,600.00, payable to the order of Security Federal Savings & Loan Association of Nashville and secured by Deed of Trust of record in Book 3517, page 229, said Register's Office. The grantees herein assume and agree to pay said indebtedness as it becomes due and payable. The Plan of Record in Book 2663, page 53, said Register's Office, shows an Owner's Certificate, certain building set back lines, easements; and restrictive covenants of record in Book 2797, page 95, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1021 Downey Drive, Nashville, Tenn.
(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 hands this 5th day of August, 1977

X Seth M. Smith

X Elynor M. Smith

STATE OF TENNESSEE
~~Davidson County~~
WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth M. Smith and wife, Elynor Smith

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 Nashville, Tennessee, this 5th day of August 19 77

Commission expires 1-30-80

John Amos Beall
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
SETH M. SMITH AND WIFE,
ELYNOR SMITH

TO
GEORGE W. BOLES AND WIFE,
MILDRED BOLES

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 3 77	CONV	40,500.00			
AUG 3 77	S'TAX		B*	105.30	
AUG 3 77	PR'FEE		B*	.50	
AUG 3 77	W'DEED		B*	4.00	* 109.80