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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Madison Smith	Madison Smith	Map 92-16
(NAME)	(NAME)	
705-707 18th Avenue, South	1811 Broadway.	Parcel Nos. 339 & 337
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37203	Nashville Tenn 37203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ***ONE HUNDRED SIX THOUSAND & no/100********** **********($106,000.00)********** DOLLARS

of which $11,000.00 has been paid in cash by Madison Smith and for the remainder the said Madison Smith has agreed to pay the unpaid principal balance of $95,000.00 secured by a deed of trust and note of even date herewith.

SEP 14 77 CONV 90,000.00
SEP 14 77 CONV 16,000.00
SEP 14 77 S'TAX B* 275.60
SEP 14 77 PR'FEE B* .50
SEP 14 77 W'DEED B* 4.00 * 280.10

Ralph Vulcano and wife, Mary M. Vulcano have bargained and sold, and by these presents do transfer and convey unto the said Madison Smith

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being a tract of land lying in the 26th Councilmanic District, Davidson County, Tennessee. Said tract being Lot No.132 and the westerly part of Lot No. 133 on the Plan of O. B. Hayes' Plan of small Lots, as of record in Book 1, page 69, Chancery Court at Nashville and more particularly described as follows:

Beginning at the South right-of-way of Division Street and the West right-of-way of 18th Avenue South as widened, thence, along said west right-of-way South 05 degrees 25 minutes 14 seconds West 134.96 feet to an iron pin; this being the beginning point for this tract; thence, continuing along the west right-of-way of 18th Avenue South, South 05 degrees 25 minutes 14 seconds west 89.81 feet to an iron pin; thence, leaving said West right-of-way along the south line of this described tract North 85 degrees 06 minutes 46 seconds West 145.00 feet to an iron pin in the East margin of an alley; thence, along said margin North 05 degrees 25 minutes 14 seconds East 75.76 feet to an iron pin in the South right-of-way of Division Street; the Northwest corner of this tract; thence, along said South right-of-way North 49 degrees 22 minutes 47 seconds East 60.38 feet to an iron pin; thence, leaving said South right-of-way along the North line of this described tract as follows: South 09 degrees 13 minutes 32 seconds East 30.00 feet to an iron pin; thence South 85 degrees 09 minutes 18 seconds East 95.50 feet to the point of beginning.

Being the same property conveyed to Ralph Vulcano and Mary M. Vulcano by Trustee's Deed from Harris Gilbert, Trustee, of record in Book 5108, page 155, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 705-707 (House Number) Eighteenth Avenue, South (Street)
Nashville, Tennessee (City or Town) 37203 (Zip Code)
(P. O. Address)

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.

Whenever 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 7th day of September, 19 77.

x Ralph Vulcano
Ralph Vulcano

x Mary M. Vulcano
Mary M. Vulcano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Frank J. Hostetler Jr., a Notary Public in and for said County and State, the within named Ralph Vulcano and wife, Mary M. Vulcano

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 7th day of September, 1977.

My commission expires June 7, 1980 Notary Public Frank J. Hostetler Jr.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 106,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 7th day of September, 1977.

My commission expires June 7, 1980 Notary Public Frank J. Hostetler Jr.

This instrument was prepared by:

Name		Address
WOODS & WOODS, A Professional Association	L. D. W.	121 17th Ave., S., Nashville, TN. 37203

WARRANTY DEED

FROM Ralph Vulcano and wife, Mary M. Vulcano

TO Madison Smith

E 25795

IDENTIF. REFERENCE

SEP 14 9 03 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

[illegible] COMPANY
[illegible]
Nashville, Tennessee 37215