BOOK 5198 PAGE 185 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 19 77.

Notary Public

MY COMMISSION EXPIRES: 4-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Richard Phebus, et ux (NAME)	Dobson & Johnson, Inc. (NAME)	
145 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	136-7
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	37

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, JAMES L. SMITH, et ux EDNA R. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. RICHARD PHEBUS and wife, NITA J. PHEBUS

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:

LAND in Davidson County, Tennessee, being Lot No.56 Priest Lake Park, Section 2, as of record in Book 4175, page 57, Register's Office for said County.

SAID Lot No. 56 fronts 57.97 feet on the northwesterly side of Timber Drive and runs back between lines 125 feet on the Northeasterly line and 131.33 feet on the Southwesterly line to a broken line of two segments in the rear, measuring 172.57 feet in the aggregate thereon.

BEING the same property conveyed to James L. Smith and wife, Edna R. Smith by deed from Richard E. Harbison and wife, Betty Ann Harbison of record in Book 4449, page 33, Register's Office for Davidson County, Tennessee. Richard E. Harbison and Richard Harbison is one in the same person.

This is improved (X) unimproved ( ) property, known as 145 Timber Ridge Drive, Nashville, Tennessee 37217
(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 hand s this August 5th day of ~~xxxxxxxxxxxxxxx~~ July, 19 77

James L. Smith
JAMES L. SMITH

Edna R. Smith
EDNA R. SMITH

STATE OF GEORGIA
COUNTY OF Rockdale

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Personally appeared before me, Hazel Bullard, a Notary Public in and for said County and State, the within named JAMES L. SMITH, et ux
EDNA R. 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 Conyers, Georgi
~~Nashville, Tennessee~~, this ~~xxxxxxx~~ day of ~~xxxxxxx~~ August 5 19 77

Notary Public, Georgia State at Large
My Commission Expires January 20, 1978

Commission expires

Hazel Bullard
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JAMES L. SMITH, et ux

EDNA R. SMITH

TO

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
20th Floor
First American Center
Nashville, Tennessee 37238

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217

E 2 6 4 6

Attorneys Title Company
Title Guaranteed

IDENTIFICATION

SEP 19 21 AM '77

DAVIDSON COUNTY, TENN.

SEP 19 77 CONV 46,900.00
SEP 19 77 S'TAX B* 121.94
SEP 19 77 PR'FEE B* .50
SEP 19 77 W'DEED B* 4.00 * 126.44