FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF December, 19 77

Notary Public

MY COMMISSION EXPIRES: 8/15/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney 20th Floor First American Center Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. JONES (NAME)	SAME (NAME)	27W 01565
2411 Emmett Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 72-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 173

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, EDWARD H. SMITH and wife, PAULINE P. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. JONES

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. 240 on the Map of the Revision of part of Travecca, as of record in Book 421, page 169, Register's Office for said County.

SAID Lot No. 240 fronts 50 feet on the westerly side of Emmett Avenue, and runs back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to Edward H. Smith and wife, Ada Bell Smith, by deed from Johnny Arney and wife, Joyce Arney of record in Book 4655, page 62, Register's Office for Davidson County, Tennessee. The said Ada Bell Smith having since died and Edward H. Smith having since married Pauline P. Smith

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Veterans Administration, of record in Book 4149, page 708, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

Pauline P. Smith joins in this conveyance to convey any right, title and interest she may have in the property.

This is (unimproved) (~~improved~~) property, known as 2411 Emmett Avenue Nashville, Tennessee
(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 2nd day of December, 19 77

Edward H. Smith
EDWARD H. SMITH

Pauline P. Smith
Pauline P. Smith

BOOK 5244 PAGE 425

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EDWARD H. SMITH and wife, PAULINE P. SMITH

the 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 Nashville, Tennessee, this 2nd day of December, 19 77

Commission expires 8/15/79

Betty G Chrisman
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

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

EDWARD H. SMITH, and wife

ADA BELL SMITH

TO

ROBERT A. JONES

PLEASE FILE IN BOX "7"

ALAN L. SATURN, ATTORNEY

E 46637

IDENTIF. REFERENCE

JAN 18 12 20 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 18 78	CONV	12,000.00			
JAN 18 78	S'TAX		B*	31.20	
JAN 18 78	PR'FEE		B*	.50	
JAN 18 78	W'DEED		B*	4.00	* 35.70