BOOK 5251 PAGE 167

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Berkley, Jr. (NAME)	Exchange Bond & Mortgage Corporation (NAME)	3DZ-57920
2825 Hasting Road (STREET ADDRESS OR ROUTE NUMBER)	1835 SAVOY DRIVE, N.E., #205 (STREET ADDRESS)	96-6
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30341 (CITY) (STATE) (ZIP)	63

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, Vester H. Smith et ux Ruth Hardison Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Berkley, Jr. et ux Sylvia O. Berkley

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 Lot No. 74 on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Vester H. Smith and wife, Ruth Hardison Smith by deed from H. Clyde Smith and wife, Ruby Lynch Smith, of record in Book 1854, Page 147, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1537, Page 481, said Register's Office.

This conveyance is subject to a utilities easement and two minimum building setback lines of record in Plat Book 1424, Page 35, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2825 Hasting Road (House Number) (Street) Nashville, Tennessee 37214 (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 seised 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 6TH day of FEBRUARY, 19 78

Vester H. Smith Vester H. Smith

Ruth Hardison Smith Ruth Hardison Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vester H. Smith et ux Ruth Hardison Smith

the bargainor, 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 6TH day of FEBRUARY 19 78

Commission expires 6-24-80

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

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WARRANTY DEED

FROM
Vester H. Smith

TO
William H. Berkley, Jr.

IDENTIF. REFERENCE

FEB 9 10 04 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

FEB-9-78	CONV	35,000.00			
FEB-9-78	S'TAX		B*	91.00	
FEB-9-78	PR'FEE		B*	.50	
FEB-9-78	W'DEED		B*	4.00	* 95.50