78-2-25

FORM NO. WD-1

BOOK 5256 PAGE 364

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,630.00

Steven J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Smith, et ux	Thomas & Hill, Inc.	96-15-39
(NAME)	(NAME)	
3135 Boulder Park Drive	P. O. Box 1833	03DZ-61584
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Charleston, W. Virginia 25327	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, TOMMY D. FULLINGTON and wife, PAULA ANN FULLINGTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN JERALD SMITH and wife, REBECCA H. SMITH,

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. 4 on the Plan of Hickory Bend Subdivision, Section 3, of record in Book 3600, page 42, said Register's Office, described as follows:

BEGINNING at a point in the southerly margin of Boulder Park Drive eastwardly with said margin 52.9 feet to a monument; continuing with said margin 27.48 feet to a point, being the northeasterly corner of said lot; thence southwardly on the common line dividing Lots Nos. 4 and 5 260.5 feet to a point; thence westwardly 43.70 feet to a monument; thence northwardly 147.63 feet to a point; thence westwardly 49.40 feet to a point; thence northwardly 155.1 feet to the point of beginning.

BEING the same property conveyed to Tommy D. Fullington and wife, Paula Ann Fullington, by deed from Horace R. Gleaves and wife, Wanda L. Gleaves, of record in Book 4702, page 482, said Register's Office.

This conveyance is subject to restrictive covenants and lien of record in Book 3640, page 478, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration the Grantees herein assume and agree to pay the balance owing on a certain note executed by the Grantors herein to Thomas & Hill, Inc. in the original principal amount of $25,650.00 of record in Book 4702, page 484, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3135 Boulder Park Drive, Nashville, TN 37214
(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 22nd day of February, 19 78

Tommy D. Fullington
TOMMY D. FULLINGTON

Paula Ann Fullington
PAULA ANN FULLINGTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy D. Fullington and Paula Ann Fullington

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 22nd day of February, 1978

Commission expires 11/7/79

Notary Public

NOTARY PUBLIC AT LARGE 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

FILE IN BOX 4

WARRANTY DEED

FROM
TOMMY D. FULLINGTON and wife,
PAULA ANN FULLINGTON

TO
STEVEN JERALD SMITH and wife,
REBECCA H. SMITH

52065

IDENTIF. REFERENCE

FEB 24 12 59 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB24 78	CONV	34,630.00			
FEB24 78	S'TAX		B*	89.96	
FEB24 78	PR'FEE		B*	.50	
FEB24 78	W'DEED		B*	4.00	* 94.46