78-2-31

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

Ralph E. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: 6/17/80

(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
Ralph Eugene Smith (NAME)	The Lomas & Nettleton Company (NAME)	83-6-261
706 Chapel Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	27W-3945
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, JOHN G. CLAYBROOKS, SR. and wife, GWENDOLYN B. CLAYBROOKS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH EUGENE SMITH and wife, VIVIAN B. 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. 37 and 1 foot off the southerly side of Lot No. 36 on the Plan of Olivia W. Sharpe's Addition of record in Book 332, page 17, said Register's Office, described as follows:

BEGINNING at the westerly margin of Chapel Avenue at the corner of Lots Nos. 37 and 38, being 106.5 feet northwardly from the northerly margin of Eastland Avenue; thence westwardly with the line between said Lots Nos. 37 and 38, 262.5 feet to an alley; thence northwardly with said alley 51.5 feet to a point in Lot No. 36; thence eastwardly 248 feet, more or less, to a point in the westerly margin of Chapel Avenue 162.4 feet from the northerly margin of Eastland Avenue; thence southwardly 56 feet to the point of beginning.

BEING the same property conveyed to John G. Claybrooks and wife, Gwendolyn B. Claybrooks, by deed from Jimmy L. Disxon and Dallas E. Brown of record in Book 5216, page 776, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and right-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 706 Chapel Avenue, Nashville, TN
(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 24th day of February, 19 78

John G. Claybrooks, Sr.
JOHN G. CLAYBROOKS, SR.

Gwendolyn B. Claybrooks
GWENDOLYN B. CLAYBROOKS

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 John G. Claybrooks, Sr. and Gwendolyn B. Claybrooks

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 24th day of February, 19 78

Commission expires 10/7/80

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 (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
JOHN G. CLAYRBOOKS and wife,
GWENDOLYN B. CLAYBROOKS

TO
RALPH EUGENE SMITH and wife,
VIVIAN B. SMITH

E 5 2 4 9 9

IDENTIF. REFERENCE

FEB 28 11 46 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 28 78	CONV	19,500.00				
FEB 28 78	S'TAX		B*	50.70		
FEB 28 78	PR'FEE		B*	.50		
FEB 28 78	W'DEED		B*	4.00	*	55.20