PREPARED BY:
LEON GILBERT
3rd NATL. BANK BLDG.,
NASHVILLE, TENNESSEE.

Rec 30.50

WARRANTY DEED

BOOK 5260 PAGE 888

MAIL TO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN A. SMITH, JR. C/O SOMMERVILLE INN	SAME	11 W 84170
(NAME) 516-LLOth Ave No	(NAME) "	91-12-269
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37209	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by JOHN A. SMITH, JR., to JIMMIE C. BIRDSONG AND WIFE, MARGARETT BIRDSONG, receipt of which is hereby acknowledged, and other considerations as follows; payment of all due and past due taxes on the hereinafter described property by the said John A. Smith, Jr., and assumption and agreement to pay by the said John A. Smith, Jr., the unpaid balance of approximately $9000.00 of first mortgage of record in Book 4542, page 919, R. O. D. C., Tenn., and unpaid balance of approximately $1000.00 of second mortgage of record in Book 5086, page 324, R. O. D. C., Tenn., said second mortgage being payable to City Finance Company, each of said mortgages constituting a lien on the hereinafter described property, and payable according to the terms of each, *Dollars,*

~~have and hold said real estate, and do hereby warrant and convey unto the said~~

we, the said JIMMIE C. BIRDSONG AND WIFE, MARGARETT BIRDSONG, have this day bargained and sold and do hereby transfer and convey unto the said JOHN A. SMITH, JR. HIS *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Beginning at the southeast corner of Clifton Avenue and Carney Street, thence south with east margin of Clifton Avenue, about 67 feet more or less to the northwest corner of Lot No. 29 in the subdivision of part of Lot No. 2 Clifton Plan; thence easterly between parallel lines, one hundred and four (104) feet to a dead line, the north line of said lot being the southline of Carney Street, the south line of said lot being the north line of Lot No. 29, and being 104 feet of the front of lot conveyed to Willoughby Williams, by J. W. Shearin, and being the same property conveyed to the undersigned JIMMIE C. BIRDSONG AND WIFE, MARGARETT BIRDSONG, by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, of record in Book 4542, page 919, R. O. D. C., Tennessee, to which reference is here made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 27th day of January, 1978

Affiant

My commission expires: 2-11-80

Notary Public

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 522 FORTIETH AVE., N., NASHVILLE, TENN.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN A. SMITH, JR., HIS

~~successors~~

heirs and assigns forever. WE *covenant that* WE ARE *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above set out.

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN A. SMITH, JR., HIS

~~successors~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness OUR *hand* S *this* 27th *day of* JANUARY, 1978, *19*, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jimmie C. Birdsong
JIMMIE C. BIRDSONG

MARGARETT BIRDSONG

Margaret Birdsong

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* JIMMIE C. BIRDSONG, AND WIFE, MARGARETT BIRDSONG, *the within named 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, *this* 27th *day of* JANUARY, 1978, *19*

Sarah Horner
Notary Public

Commission expires 2-11-80

SARAH HORNER NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

MAR 10 78	CONV	10,000.00			
MAR 10 78	S'TAX		B*	26.00	
MAR 10 78	PR'FEE		B*	.50	
MAR 10 78	W'DEED		B*	4.00	* 30.50

WARRANTY DEED

FROM

TO

E 54086

IDENTIF. REFERENCE

MAR 10 9 36 AM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE