FORM NO. WD-1

BOOK 5275 PAGE 510

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,400.00

Albert S. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1978.

Lou Vozer
Notary Public

MY COMMISSION EXPIRES: May 31, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

L. M. Wood, Atty., 1916 8th Ave. South, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve R. Smith (NAME)	Owner (NAME)	91-11-137
Juniper Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12W 11305

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, Albert S. Phillips and wife, Mary V. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve R. Smith and wife, Shirley Ann 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:

Land in Davidson County, Tennessee, being Lots Nos. 1215, 1217, 1219, 1221, and 1223, of Block No. 176, West Extension of Plan No. 1 of West Nashville, which plan is of record in Book 57, page 173, Register's Office for said County.

SAID Lots Nos. 1215, 1217, 1219, 1221, and 1223 front 25 feet each on the northerly side of Indiana Avenue and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Albert S. Phillips and wife, Annie Mae Phillips, by deed from Lewis A. South and wife, Rosa Maye South, of record in Book 1810, page 97, Register's Office for Davidson County, Tennessee, AND BEING the same property conveyed to Albert S. Phillips, by deed from Annie Mae Phillips, of record in Book 2452, page 189, Register's Office for Davidson County, Tennessee, to take effect after death, and The said Annie Mae Phillips conveyed her 1/2 undivided interest in said property to Albert S. Phillips, by deed of record in Book 5022, page 481, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Indiana Ave. (House Number) (Street) Nashville, Tennessee. (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 my hand this 13th day of April, 1978

Albert S. Phillips — Mary V Phillips

STATE OF TENNESSEE
Davidson County

BOOK 5275 PAGE 511

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert S. Phillips
Mary V. Phillips

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 13th day of April 19 78.

Commission expires May 31, 1981

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

WARRANTY DEED

FROM
Albert S. Phillips
Mary V. Phillips

TO
Steve R. Smith
Shirley Ann Smith

E 60804

IDENTIF. REFERENCE

APR 20 9 24 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

APR 20 78	CONV	*7,400.00			
APR 20 78	S'TAX		8*	19.24	
APR 20 78	PR'FEE		8*	.50	
APR 20 78	W'DEED		8*	4.00	* 23.74