# WARRANTY DEED

BOOK 5306 PAGE 334

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30800 -

x Donald A. Trumphour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1978.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald Anthony Trumphour (NAME) | The Kissell Company (NAME) | Map 148-14 |
| 3934 East Ridge Drive (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | Par 19 |
| Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 5DU 47156 |

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, Rufus Howard Smith, Jr. and wife, Carol S. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Anthony Trumphour and Tracey E. Boles

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 Lot No. 116 on the Plan of Locustwood Section Two, of record in Plan Book 2331, page 147, Register's Office for said County.

Said Lot No. 116 fronts 70 feet on the easterly margin of East Ridge Drive and extends back 222.3 feet on the northerly line and 222.5 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Rufus Howard Smith, Jr. and wife, Carol S. Smith by deed from Estelle C. Locke, Betty Joann Pritchett, Henry Walter Locke and Howard Glenn Locke as of record in Book 4921, page 439, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3934 East Ridge Drive, Nashville, Tennessee 37211
(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 30th day of June, 19 78

Rufus Howard Smith, Jr.

Carol S. Smith

BOOK 5306 PAGE 335

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus Howard Smith, Jr. and wife, Carol S. Smith

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 30th day of June, 19 78

Commission Expires 11-12-80

Notary Public

STATE OF
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 purpose 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

E 74482

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IDENTIFICATION REFERENCE

JUL 3 9 03 AM '78

FEE RECORDED AND TAXES PAID
DAVIDSON COUNTY, TENNESSEE

| | | | | | |
|---|---|---|---|---|---|
| JUL-3 78 | CONV | 30,000.00 | | | |
| JUL-3 78 S'TAX | | | B* | 78.00 | |
| JUL-3 78 PR'FEE | | | B* | .50 | |
| JUL-3 78 | W'DEED | | B* | 4.00 | * 82.50 |

MAIL TO:
W. G. TRABER
P.O. Box 22 55
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
Rufus Howard Smith, Jr. et ux

TO
Donald Anthony Trumphour et al

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York