Instrument Prepared By:
[illegible], Kelley, Herbert & Crawford
[illegible] Floor, L & C Tower
[illegible]ville, Tennessee 37219

BOOK 5311 PAGE 425

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-10-46	Mr/Mrs Charles M. Smith	Guaranty Mtge. Co. 783 Old Hickory Blvd. Brentwood, TN. 37027
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 25988
9D-23611	7428 George Gaines Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated May 16,1969, in the original principal sum of $22,900.00, payable to Guaranty Mortgage Company in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by John H. Liebhart and wife, to Herschel Greer, Trustee, as of record in Book 4335, page 596,

JUL 14 78	CONV	53,500.00		
JUL 14 78	S'TAX		B* 139.10	
JUL 14 78	PR'FEE		B* .50	
JUL 14 78	W'DEED		B* 4.00	* 143.60

DEMPSEY L. ROUSE, JR., and wife, DORIS S. ROUSE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES M. SMITH and wife, BARBARA G. SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of Harpeth Estates, Section Two, as of record in Book 4175, page 23.

Said Lot No. 27 fronts 93.0 feet on the northerly margin of George Gaines Road and extends back 155.8 feet on the westerly line and 173.9 feet on the easterly line, to a line in the rear on which it measures 74.85 feet.

Being the same property conveyed to Dempsey L. Rouse, Jr., and wife, Doris S. Rouse, by deed from Danny Lee Buttrey and Dana Tyrrell Smith, as of record in Book 4703, page 328.

This conveyance is made subject to restrictions in Book 4249, page 17.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1978 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of July, 1978.

Dempsey L. Rouse, Jr.

Doris S. Rouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Dempsey L. Rouse, Jr., and wife, Doris S. Rouse

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, the 11th day of July, 1978.

Notary Public

My commission expires: 4-18-82

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00 Amount

X Charles Milton Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 1978

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

E. 7. 6 8. 2. 7.

T

IDENTIF. REFERENCE

JUL 14 2 33 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

DEMPSEY L. ROUSE, JR.

AND WIFE

TO

CHARLES M. SMITH AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public