11,504 9

WARRANTY DEED

BOOK 5312 PAGE 977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 1978

Notary Public

MY COMMISSION EXPIRES: My Commission Expires APRIL 2, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JON M. SMITH, et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	27N-168.15
1505 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	104-8-377 BL
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, BRENTON BOLDEN BANKS and wife, JANET S. BANKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JON M. SMITH and wife, WANDA W. 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 Lot No. 3 on the Map of the Robinson Realty Company, Subdivision of the East part of Lot No. 48 in O. B. Hayes' Rokeby Addition, of record in Book 547, page 24, Register's Office for said County.

Said Lot No. 3 fronts 55 feet on the westerly side of Villa Place and runs back 146 feet 8-1/2 inches on the north line and 146 feet 11 inches on the south line to an alley on which it measures 55 feet.

Being the same property conveyed to Brenton Bolden Banks and wife, Janet S. Bolden by deed from William Brehm and wife, Bonnie M. Brehm, of record in Book 2334, page 53, Register's Office for Davidson County, Tennessee.

It is agreed and understood that Brenton Bolden Banks and Brenton B. Banks are one and the same person.

This is unimproved ( ) improved (X) property, known as 1505 Villa Place, Nashville, Tennessee 37212
(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 10th day of July, 1978

X Brenton B. Banks
BRENTON BOLDEN BANKS

X Janet S. Banks
JANET S. BANKS

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

BOOK 5312 PAGE 978

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenton Bolden Banks and Janet S. Banks

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 Los Angeles, ~~Tennessee~~ California, this 10 day of July, 1978

Commission Expires Jan. 2, 1980

Notary Public.

OFFICIAL SEAL
JOEL D. GRINBERG
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JAN 2, 1980

5358 Wilshire Blvd., Los Angeles, CA 90036

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 7 7 5 5 2

IDENTIF. REFERENCE

JUL 18 4 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 18 78	CONV	40,000.00		
JUL 18 78	S'TAX		B* 104.00	
JUL 18 78	PR'FEE		B* .50	
JUL 18 78	W'DEED		B* 4.00	* 108.50

WARRANTY DEED

FROM
BRENTON BOLDEN BANKS, et ux

TO
JOHN M. SMITH, et ux

TITLE INSURED BY POLICY NUMBER:

FIDELITY Title Associates, Inc. NASHVILLE, TENN. Livery of Seisin

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