FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

35,800.00 Joanne B. Smalling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY 1978

Peter A. Kemp
Notary Public

MY COMMISSION EXPIRES: 4-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne B. Smalling (NAME)	Hallmark Mortgage Company (NAME)	4D 33440
5032 Bonnameade Drive (STREET ADDRESS OR ROUTE NUMBER)	6761 Peachtree Industrial Blvd. (STREET ADDRESS)	75-13
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30360 (CITY) (STATE) (ZIP)	7

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, James C. Barnes et ux Mary L. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne B. Smalling and Ludella 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:

BEING Lot No. 490 on the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James C. Barnes and wife, Mary L. Barnes by deed from Thomas O. Kingsmill and wife, Diana Lea Gilbert Kingsmill, of record in Book 5131, Page 261, said Register's Office.

This conveyance is subject to restrictions of record in Book 3222, Page 154, said Register's Office.

This conveyance is subject to a public utilities and drainage easement; an overhang easement; a public utilities easement; and building lines, of record in Plat Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 5032 Bonnameade Drive Hermitage, TN 37076
(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 13TH day of JULY, 19 78

James C. Barnes James C. Barnes

Mary L. Barnes Mary L. Barnes

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Barnes et ux Mary L. Barnes

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 JULY 1978

Commission expires 6-24-80

Patsy A. Harper
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

E 7.7.6 8.2

WARRANTY DEED

FROM James C. Barnes

TO Joanne B. Smalling

IDENTIF. REFERENCE

JUL 19 11 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 12

JUL 19	CONV	35,800.00				
JUL 19	S'TAX		B*	93.08		
JUL 19	PR'FEE		B*	.50		
JUL 19	W'DEED		B*	4.00	*	97.58