PREPARED BY:
Haynes & Smith, Attys., 140 N. Main St., Goodlettsville, TN 37072

WARRANTY DEED

Mail

BOOK 5314 PAGE 680

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Smith, et al	Same	25-8
(NAME): 140 N. Main St.	Third National Bank	Par 38 Jc
(STREET ADDRESS OR ROUTE NUMBER): Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS): Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by James L. Smith and wife, Donna Smith, and Joe M. Haynes and wife, Barbara Haynes, and other good and valuable considerations, including the assumption of an indebtedness in the original principal amount of $33,500.00, payable to Third National Bank, and as evidenced by an instrument of record in Book 4927, page 583, Register's Office for Davidson County, Tennessee,

we, H. Preston Balthrop and wife, Bettye R. Balthrop,

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Smith and wife, Donna Smith; and Joe M. Haynes and Barbara Haynes, as tenants in common, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 100 on the Plan of Ranchwood Estates, Section One, of record in Book 2900, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 115 feet on the southerly side of Rosehill Drive and extends back 356.7 feet on the easterly line and 334.0 feet on the westerly line to a broken line at the rear, measuring 124.55 feet thereon.

Being the same property conveyed to H. Preston Balthrop and wife, Bettye R. Balthrop, by deed from Goodlettsville Construction Company, Inc., of record in Book 4927, page 581, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,308.76

Subscribed and sworn to before me, this the 30th day of June 19 78

Affiant

My commission expires: 6/12/79 (Affix Seal)

Notary Public

This is improved XXX unimproved ( ) property, known as 212 Rosehill Dr., Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James L. Smith and wife, Donna Smith, and Joe M. Haynes and wife, Barbara Haynes, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as noted hereinabove.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James L. Smith and wife, Donna Smith, and Joe M. Haynes and wife, Barbara Haynes, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* June, 1978., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Preston Balthrop

Bettye R. Balthrop

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Norman, *a Notary Public in and for said County and State,* H. Preston Balthrop and wife, Bettye R. Balthrop,

the within named 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 Goodlettsville *Tennessee, this* 30th *day of* June, *19*78.

Patricia A. Norman *Notary Public*

PATRICIA A. NORMAN NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 6/13/79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

H. PRESTON BALTHROP, ET UX

TO

JAMES L. SMITH, ET AL

E 7 8 2 8 3

IDENTIF. REFERENCE

JUL 21 2 55 PM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

JUL 21 78	CONV	44,308.76			
JUL 21 78	S'TAX		B*	115.18	
JUL 21 78	PR'FEE		B*	.50	
JUL 21 78	W'DEED		B*	4.00	* 119.68