BOOK 5323 PAGE 150

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,300.00

William M. Shouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF August, 1978.

Notary Public

MY COMMISSION EXPIRES: 11-6-81

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW Mad SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Shouse (NAME)	Moulton, Allen & Williams, Inc. (NAME)	91-11
5312 Indiana Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	137
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	12W 11305

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 Steve Smith and wife Shirley Ann Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Shouse and wife Jeannette Lynn Shouse

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 Lots No. 1215, 1217 and 1219 of Block No. 176 West Extension of Plan No. 1 of West Nashville, which plan is of record in Book 57, page 173. Register's Office for Davidson County, Tennessee.

Said Lots No. 1215, 1217, and 1219-------- front 25 feet each on the northerly side of Indiana Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steve R. Smith and wife, Shirley Ann Smith by deed from Albert S. Phillips and wife, Mary V. Phillips of record in Book 5275, page 510, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (XX) property, known as 5312 Indiana Ave. (House Number) (Street) Nashville, TN 37209 (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 4TH day of AUGUST, 1978

Steve Smith
Steve Smith

Shirley Ann Smith
Shirley Ann Smith

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 Steve Smith and wife Shirley Ann 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 4TH day of AUGUST, 1978

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

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 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

WARRANTY DEED

FROM Steve Smith

TO William M. Shouse

E 8 1 9 4 0

IDENTIF. REFERENCE

AUG 9 3 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

AUG-9 78	CONV	21,300.00			
AUG-9 78	S'TAX		B*	55.38	
AUG-9 78	PR'FEE		B*	.50	
AUG-9 78	W'DEED		B*	4.00	* 59.88