WARRANTY DEED

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers B'dg.
Nashville, Tennessee 37219

File #2

FROM W. L. WAGGONER AND P. FRANK WAGGONER

BOOK 5329 PAGE 547

ADDRESS NEW OWNER(S) AS FOLLOWS:	TERRY E. SMITH AND BETTY C. SMITH, HIS WIFE 5410 Knob Road Nashville, Tennessee
SEND TAX BILLS TO:	TENNESSEE HOUSING DEVELOPMENT AGENCY United American Bank Building Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	103-7 26

E 84870

IDENTIF. T REFERENCE

AUG 25 8 30 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $24,500.00 Affiant Terry E. Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of June, 1978

Thomas D. Gupton
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE

My 22, 1980
DATE COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Terry E. Smith and Betty C. Smith, his wife, and other good and valuable considerations, receipt of which is hereby acknowledged.

W.L. WAGGONER AND P. FRANK WAGGONER, sole heirs of Mrs. Emma Jean Waggoner, deceased GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

TERRY E. SMITH AND BETTY C. SMITH, HIS WIFE

THEIR their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 67 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, page 40, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Knob Road at the southwest corner of Lot No. 68 on said Plan; thence with the line between Lots Nos. 67 and 68, northwardly 121.9 feet to the common corner of Lots Nos.67 and 71 and 72, northwestwardly 61.5 feet to a point in the southern boundary line of said Lot No. 72; thence continuing with the line between said Lots Nos. 67 and 72, westwardly 5 feet to the northeast corner of Lot No. 66 on said Plan; thence with the line between said Lots Nos. 66 ard 67, southwardly 150 feet to a point on the northerly margin of said Road; thence with the northerly margin of said Road, eastwardly 60 feet to the beginning.

Being the same property conveyed to Mrs. Emma Jean Waggoner by deed from Pinkney F. Waggoner and wife, Martha P. Waggoner, of record in Book 2997, page 195, Register's Office for Davidson County, Tennessee; the said Mrs. Emma Jean Waggoner having since died.

AUG 25 80	CONV	24,500.00			
AUG 25 80 S'TAX			B*	63.70	
AUG 25 80 PR'FEE			B*	.50	
AUG 25 80	W'DEED		B*	4.00	* 68.20

unimproved ( )
This is improved (X) property, known as 5410 Knob Road, Nashville, Tennessee 37209
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S. this 22nd day of June, 1978

W.L. WAGGONER

P. FRANK WAGGONER

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

W.L. WAGGONER AND P. FRANK WAGGONER

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 22 day of June 19 78

NOV 12, 1980
Comission Expires

Thomas D. Gupton
Notary Public

THOMAS D. GUPTON NOTARY PUBLIC

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)