BOOK 5336 PAGE 70 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

James P. Smith, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES: 3/25/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37236
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Smith, Sr. (NAME)	Mercantile Mortgage Company (NAME)	MAP 105-7
130 Rains Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14509 (STREET ADDRESS)	PAR 373
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63178 (CITY) (STATE) (ZIP)	15B-10876

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, Horton W. Horton and Donald Gregory

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Smith, Sr. and wife Virginia P. 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 part of Block"A" on the Plan of the Partition of the Mary E. Hamilton Lands, as of record in Plan Book 2, page 94, Chancery Court at Nashville, being Lot No. 3 on the unrecorded plan of Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, Surveyor, January 25, 1947, as follows:
BEGINNING on the easterly margin of Rains Avenue at a point 100 feet south of the southerly margin of Moore, Mallory or Hamilton Avenue, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 86 degrees 11 minutes east 150 feet; thence south 5 degrees 40 minutes west 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, north 86 degrees 11 minutes west 150 feet to the easterly margin of Rains Avenue thence with said Avenue, north 5 degrees 40 minutes east 50 feet to the beginning.

BEING the same property conveyed to Horton W. Horton and Donald Gregory, by deed from Willie Margaret Norman, a widow, of record in Book 5335, page 87 Register's Office for Davidson County, Tennessee.

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

Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is { unimproved ( ) / improved (X) } property, known as 130 Rains Avenue (House Number) (Street) Nashville, TN 37203 (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 7th day of SEPTEMBER, 19 76

Horton W. Horton

Donald Gregory

BOOK 5336 PAGE 71

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horton W. Horton and Donald Gregory, 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 7TH day of SEPTEMBER, 19 78.

Commission expires 8/15/79

Betty G. Chrisman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) upon (their several oaths) acknowledged (himself) (themselves) to be the _____ with whom I am personally acquainted and who 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

WARRANTY DEED

FROM
Horton W. Horton

TO
James P. Smith, Sr.

E 87861

IDENTIF. REFERENCE

SEP 11 1 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 11 78	CONV	24,000.00			
SEP 11 78	S'TAX		B*	62.40	
SEP 11 78	PR'FEE		B*	.50	
SEP 11 78	W'DEED		B*	4.00	* 66.90