Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

BOOK 5345 PAGE 440 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Gertrude S Smyth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 1978

Marie B. Crum
Notary Public

MY COMMISSION EXPIRES: 6 Feb 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY-2525 Lebanon Road, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gertrude S. Smyth et al (NAME)	SAME (NAME)	3DZ5836
224 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	95-3
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	101

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 Walter Hughes and wife, Idalia P. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gertrude S. Smyth and Mildred Shockley, Joint Tenants with rights of survivorship

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 Lot No. 174 on the Plan of Merry Oaks Subdivision, Section One, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 174 fronts 118 feet on the curving westerly side of Fairway Drive and runs back between lines 182.9 feet on the southerly side line and 123.2 feet on the northerly side line to a line at the rear measuring 99.3 feet thereon.

BEING the same property conveyed to James Walter Hughes and wife, Idalia P. Hughes by deed from McFarland Heights Incorporated of record in Book 2036, page 535, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 224 Fairway Drive, Nashville, Tennessee 37214
(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 2nd day of October, 1978

JAMES WALTER HUGHES: James Walter Hughes

IDALIA P. HUGHES: Idalia P. Hughes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Walter Hughes and wife, Ilalia P. Hughes

the bargainors, 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 2nd day of October 1978

Commission expires 6 Feb. 1982

Marie B. Cummings
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) (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 JAMES WALTER HUGHES ET UX IDALIA P. HUGHES

TO GERTRUDE S. SMYTH AND MILDRED SHOCKLEY

E 9 1 9 7 8

IDENTIF. REFERENCE

OCT 3 8 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-3 78	CONV	40,000.00			
OCT-3 78	S'TAX		B*	104.00	
OCT-3 78	PR'FEE		B*	.50	
OCT-3 78	W'DEED		B*	4.00	* 108.50