This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5367 PAGE 286

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Roderick Smarr and wife, Laura J. Smarr	First Tennessee Bank N. A. Memphis	Map 120-9
(NAME)	(NAME) P. O. Box 474	Parcel 50
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by John Roderick Smarr and wife, Laura J. Smarr and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Carl W. Franklin and wife, Gladys L. Franklin

have this day bargained and sold, and do hereby transfer and convey unto the said John Roderick Smarr and wife, Laura J. Smarr *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot 5A-19 on the Plan of Glengarry Park, Section 5A, of record in Book 3300, page 58, Register's Office for said County.

Said Lot No. 5A-19 fronts 90.6 feet on the westerly side of Glenpark Court and runs back between lines 209.4 feet on the northerly line and 141.4 feet on the southerly line to a line in the rear on which it measures 135.8 feet thereon.

Being the same property conveyed to Carl W. Franklin and wife, Gladys L. Franklin by deed from Hudson and Driver Construction Company, Inc., of record in Book 3569, page 7, said Register's Office.

This conveyance is subject to a 5-foot sewer easement, 5-foot easement for drainage, 2.5 x 30-foot anchor easement, 30-foot setback line from Glenpark Drive, and conditions of Owner's Certificate of record in Book 3300, page 58, Register's Office for said County; and restrictive covenants of record in Book 3377, page 567, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 54,900.00

Subscribed and sworn to before me, this the 21 day of NOV 19 78

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 613 Glenpark Court, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 21st *day of* November *19* 78 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl W. Franklin

Gladys L. Franklin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY LOTT *a Notary Public in and for said County and State,* Carl W. Franklin and wife, Gladys L. Franklin

*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 Nashville *this* 21 *day of* Nov *, 19* 78.

NOTARY PUBLIC Davidson County Tennessee

Notary Public

Commission expires 4/18/82

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 8-23557

FROM
Carl W. Franklin and wife, Gladys L. Franklin

TO
John Roderick/Smarr and wife, Laura J. Smarr

NOV27 78	CONV	54,900.00			
NOV27 78	S'TAX		B*	142.74	
NOV27 78	PR'FEE		B*	.50	
NOV27 78	W'DEED		B*	4.00	* 147.24

F. 0. I. 6 5. 5

IDENTIF. REFERENCE

Nov 27 8 30 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627