BOOK 5370 PAGE 751

WARRANTY DEED 4702 Nolensville Road, Nashville

This instrument prepared by: Howard Claude, Real Estate Broker

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard James et ux	Sara Lomas and Nettleton	22W-11470
(NAME) 264 Willow Lane	P.O. Box 964 (NAME)	Map: 105-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville TEN 37211	(STREET ADDRESS) Virginia Beach, Virginia 23451	Par: 389
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars,

Cash in Hand paid by the hereinafter named grantees, and other good and baluable considerations, the receipt of which is hereby acknowledged,

We, Charles Martin Smith and wife, Renee Gail Smith, hereinafter called the grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* Richard James, hereinafter called the grantee, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot no. 3 on the plan of E.L. Holts Subdivision of Lot no. 6, Schmid Property, Waverly Place, of record in Book 547, Page 71, said Register's office.

Said lot no. 3 fronts 50 feet on the northerly side of Caruthers Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Charles Martin Smith, etux, Renee Gail Smith, by deed from Lucy M. Brandon, Unmarried, of record in Book 5335, page 488, Register's office for Davidson, County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and reights-of-way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantee herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,000

Affiant

Subscribed and sworn to before me, this the 4th day of December 19 78

Notary Public

My commission expires: March 16, 1980 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 910 Caruthers Avenue, Nashville, Tennessee 37204 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever (successors), *heirs and assigns forever.* We *covenant that* We *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

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.*

Witness their *hand* 4 *this* December *day of* , 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.*

X Charles Martin Smith

X Renee Gail Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gayla M. Moore, a Notary Public in and for said County and State, Charles & Renee Smith

the within named 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 4th day of December, 1978

Gayla M. Moore Notary Public

Commission expires March 16, 1980

GAYLA M. MOORE NOTARY PUBLIC DAVIDSON COUNTY

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.....

WARRANTY DEED

FROM

CHARLES MARTIN SMITH et ux

TO

RICHARD W. JAMES et ux

OLA MAE JAMES

DEC-4 78	CONV	29,000.00				
DEC-4 78	S'TAX		B*	75.40		
DEC-4 78	PR'FEE		B*	.50		
DEC-4 78	W'DEED		B*	4.00	*	79.90

F. 0 3 1. 7. 2

IDENTIF. REFERENCE

DEC 4 2 09 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238