ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Oscar E. Smith (NAME)	Same (NAME)	61-7
1009 Malquin Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41 BOOK 5387 PAGE 24
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and 00/100 DOLLARS

Oscar Franklin Smith

JAN 19[illegible]	CONV	32,000.00			
JAN 19[illegible]	S'TAX		B*	33.20	
JAN 19[illegible]	PR'FEE		B*	.50	
JAN 19[illegible]	W'DEED		B*	4.00	* 87.70

have bargained and sold, and by these presents do transfer and convey unto the said Oscar E. Smith and wife, Florence Smith

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot 20, Block "J", Broadmoor Section Two, Nashville, Davidson County, Tennessee, as recorded in Book 547, page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy W. Darks and wife, Helen J. Darks, by deed recorded in Book 4866, page 794, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume the existing mortgage obligation in a timely manner as required by the mortgagee.

I, Oscar Franklin Smith, the grantor, hereby reserve unto myself a life estate in said property.

unimproved ( )
This is improved (X) property, known as 1009 Malquin (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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 16 day of Jan, 19 79.

Oscar Franklin Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Oscar Franklin Smith

the bargainor _____, with whom I am personally acquainted, and who acknowledged that Oscar Franklin Smith executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 16th day of January, 1979.

My commission expires My Commission Expires July 22, 1981 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Oscar Smith

Sworn to and subscribed before me
this 16th day of January, 1979.

My commission expires My Commission Expires July 22, 1981 Notary Public _____

This instrument was prepared by:

Name	Address
Mail John E. Williams, Jr.	Attorney, 905 Tuckahoe Dr. Madison, Tn. 37115

WARRANTY DEED

FROM Oscar Franklin Smith

TO Oscar E. Smith, et. ux.

F. I. 0 4 2 1

IDENTIF. REFERENCE

JAN 19 9 26 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219