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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

James M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1979

D. T. Robinson
Notary Public

MY COMMISSION EXPIRES: June 18, 1982
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. C. DALE, JR., ATTORNEY, 1406 Nashville City Bank Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Smith and wife, Pamela H. Smith (NAME)	Mercantile Mortgage Company (NAME)	Map 71-12
1509 Montgomery Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Parcel 286 12DA44060
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	

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, Mildred L. Ingram, Frankie L. Wiggers, Janie L. Finney and Charles William Langford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Smith and wife, Pamela H. 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:

Being Lot No. 7 on the Map showing T. I. Ward's Re-Subdivision of Certain Lots in Williams and Hayes Company's Belleview Plan, of record in Book 974, Page 48, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel lines 200 feet to the west line of Lot No. 60.

Being the same property conveyed to William J. Langford and wife, Viola May Langford by deed from Dan Leech and wife, Mabel Leech of record in Book 1199, Page 343, said Register's Office. The said William J. Langford and Viola May Langford having since died and property being vested in the heirs at law of Viola Mai Langford.

This is unimproved ( ) improved (X) property, known as 1509 Montgomery Avenue, Nashville, Tennessee 37207
(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 31st day of January, 1979

Mildred L. Ingram
Mildred L. Ingram

Frankie L. Wiggers
Frankie L. Wiggers

Janie L. Finney
Janie L. Finney

Chas. William Langford
Charles William Langford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mildred L. Ingram, Frankie L. Wiggers, Janie L. Finney and Charles William Langford

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 31st day of January 1979.

Commission expires Jan. 18, 1982

L. D. Richards
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
MILDRED L. INGRAM, FRANKIE L. WIGGERS, JANIE L. FINNEY AND CHARLES WILLIAM LANGFORD

TO
JAMES M. SMITH AND WIFE, PAMELA H. SMITH

F. I. 2 3 1 8

IDENTIF. REFERENCE

FEB 1 9 38 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE PIONEER TITLE CO.
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