012 03/07 77.04- CHECK **WARRANTY DEED** BOOK 5402 PAGE 379

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1979

Notary Public

MY COMMISSION EXPIRES: October 19, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. SMITH, et ux (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	83-2
1411 Mc KENNIE AVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	11
NASHVILLE (CITY) TN (STATE) 37206 (P. O. ZIP)	St. Louis, Missouri (CITY) (STATE) 63178 (ZIP)	27W 24690

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~~ XX DAVE ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. SMITH and wife, LINDA D. 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. 21 and the easterly half of Lot No. 20 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County.

Said Lot No. 21 and the easterly part of Lot No. 20 front together 75 feet on the northerly side of McKennie Avenue, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Sabra Matilda Willis Moore by deed from Joseph H. Rutherford and wife, Mary Call Rutherford of record in Book 4420, page 325, Register's Office for Davidson County, Tennessee. Sabra Matilda Willis Moore having married Dave Allen and becoming known as Sabra Matilda Allen, and Sabra Matilda Allen having died on October 25, 1974, and her will dated July 3, 1974, having been subsequently admitted to probate by the Probate Court of Davidson County, Tennessee, such property as herein described, passed to her husband, Dave Allen, subject to a life estate, to her mother, Fronie Willis. And being the same property conveyed to Dave Allen by Quitclaim Deed from Fronie Willis of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Lucille Allen, wife of the herein stated Dave Allen joins in this conveyance for the purpose of conveying whatever interest she may have in the property.

unimproved ( )
This is improved (X) property, known as 1411 McKennie Avenue, Nashville, Tennessee 37206
(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 March, 19 79

Dave Allen
DAVE ALLEN

Lucille Allen
LUCILLE ALLEN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave Allen and Lucille Allen

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 Goodlettsville, Tennessee this 2nd day of March, 19 79

Commission Expires October 17, 1982 Douglas R Berry Notary Public

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

WARRANTY DEED

FROM
DAVE ALLEN

TO
JAMES R. SMITH, et ux

F-1-7-1-9.5

IDENTIF. REFERENCE

MAR 7 10 34 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

THIS INSTRUMENT PREPARED BY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27500.00- CAMT.
72.54 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 77.04-
7012A03/07/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7. 1. 9. 5

IDENTIFICATION REFERENCE

MAR 7 10 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No.