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

BOOK 5407 PAGE 891

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James Robert Smith and wife, Patricia O. Smith | First Tennessee Bank N. A. Memphis | 161-2-52 |
| (NAME) | (NAME) P. O. Box 474 | |
| (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 James Robert Smith and wife, Patricia O. Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles W. Woodcock and wife, Mary D. Woodcock and Ruby E. Woodcock

*have this day bargained and sold, and do hereby transfer and convey unto the said* James Robert Smith and wife, Patricia O. Smith

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Westcrest Drive and runs back 140 feet on the easterly line and 152.5 feet on the westerly line to a dead line in the rear measuring 76.1 feet.

Being the same property conveyed to Charles W. Woodcock and wife, Mary D. Woodcock and Ruby E. Woodcock, by deed from John G. Mitchell and wife, Barbara H. Mitchell, of record in Book 5052, page 592, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, 30-foot setback line from Westcrest Drive, and conditions of Owner's Certificate of record in Book 3700, page 5, Register's Office for said County; and restrictive covenants of record in Book 3882, page 846, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,900.00

Subscribed and sworn to before me, this the 19 day of March 1979

X James Robert Smith
Affiant

My commission expires: 4/15/80 (Affix Seal)

Notary Public

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

This is improved ( X ) unimproved ( ) property, known as 477 Westcrest Drive, Nashville, Tennessee 37211
(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 1979 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* 19th *day of* March, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles W. Woodcock

Mary D. Woodcock

Charles W. Woodcock
& Ruby E. Woodcock

Ruby E. Woodcock

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* NANCY L KOTH *a Notary Public, in and for said County and State,* Charles W. Woodcock and wife, Mary D. Woodcock and Ruby E. Woodcock *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 *Tennessee, this* 19 *day of* March, *19*77.

NANCY L. KOTH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*Notary Public*

*Commission expires* 4/18/80

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* .....

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

9735-967

**WARRANTY DEED**

FROM
Charles W. Woodcock and wife, Mary D. Woodcock and Ruby E. Woodcock

TO

James Robert Smith and wife, Patricia O. Smith

F. 19477.

IDENTIF. REFERENCE

MAR 20 1 30 PM '79

FELIX Z. ALSON JR. 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

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

RECEIVED OF BOOK 5407 PAGE 893

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 |
|---|---|---|---|---|
| | | | 114.14 | CSTAX |
| | | | .50 | PRFEE |
| | | | 4.00 | WDEED |
| | | | CHECK | 118.64- |
| 9962A | 03/20/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 1 9 4 7 7.

IDENTIF. REFERENCE

MAR 20 1 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 671528