WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

X Robert W. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 79

Notary Public

MY COMMISSION EXPIRES: November 22, 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
ROBERT W. SMITH, et ux (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	73-5
2313 Demarius Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	133
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	15DZ 52840

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~~ I, RUBY M. EZELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. SMITH and wife, URSULA R. 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. 36 on the Plan of Riverwood Heights, as of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 36 fronts 100 feet on the northerly side of Demarius Drive and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Ruby M. Ezell by divorce decree from Johnny L. Ezell of record in Book 5109, page 589, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Ruby M. Ezell by Quitclaim Deed from Johnny L. Ezell of record in Book 5407, page 793, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2313 Demarius Avenue, Nashville, Tennessee 37216
(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 my hand this 21st day of March, 19 79

Ruby M. Ezell
RUBY M. EZELL

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 Ruby M. Ezell

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

Witness my hand and official seal at Goodlettsville, Tennessee this 23rd day of March, 1979

Commission Expires December 17, 1979 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

F. 20305

IDENTIF. REFERENCE

MAR 26 2 57 PM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
RUBY M. EZELL

TO
ROBERT W. SMITH, et ux

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

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

BOOK 5410 PAGE 66

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
			37500.00- CO	
			97.50 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	102.00-
1149A03/26/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 0 3 0. 5

IDENTIF. REFERENCE

MAR 26 2 57 PM '79

REGISTER
COUNTY, TENN.

No. 672665