FORM NO. WD-1

This instrument prepared by information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,021.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 79.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ned D. Smith et ux	Galbreath Mortgage Company	71-8 Par. 192
(NAME)	(NAME)	
501 Wesley Avenue	101 E. Town Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207	Columbus, Ohio 43215	
(CITY) (STATE) (P. O. ZIP)	(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, Fletcher A. Smith, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ned D. Smith and wife, Kathy J. 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. 63 and the westerly 10 feet of Lot ko. 64 on the Plan of Joywood Heights Section I, as of record in Plat Book 1130, page 91, Register's Office for said County, to which plat reference is made for a more complete description.

BEING the same property conveyed to Fletcher A. Smith, Jr. and wife, Barbara L. Smith by deed from Freed D. Goodwin and wife, Cordie Lee Goodwin of record in Book 4929, page 140 and further by Quitclaim Deed from Barbara L. Smith to Fletcher A. Smith Jr. of record in Book 5121, page 244, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00 cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 2, 1975, and filed for record July 3, 1975, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4929, page 142,, and note of even date thereby secured, in the original principal amount of $18,500, payable to Thomas & Hill, Inc, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Fletcher A. Smith, Jr. and wife, Barbara L. Smith under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extend of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The escrow account and insurance to be transferred to grantees.

THIS conveyance subject to such restrictive covenants, setback lines and easements of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 501 Wesley Avenue (House Number) (Street) Nashville, Tn. 37207 (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 9th day of April, 19 79

Fletcher A. Smith, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fletcher A. Smith, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of April 19 79

Commission expires 7/19/81

Grace H. Floyd
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

F 23586

WARRANTY DEED

FROM
Fletcher A. Smith, Jr.

TO
Ned D. Smith and wife,
Kathy J. Smith

IDENTIFICATION REFERENCE

APR 11 11 34 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

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

BOOK 5419 PAGE 727

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

17021.25- CO
43.20 CO TX
.50 PRFEE
4.00 WDEED
CHECK 43.70-
5275A04/11/79 SAL . .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 23586

IDENTIFICATION REFERENCE

APR 11 11 34 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 676654