Philip Smith 22340

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Earl R. Mitchell and wife,

Carol P. Mitchell

TO

Philip Smith and wife, Mary L. Smith

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Smith (NAME)	Mid-South Mortgage Company (NAME)	Map 150-1
2904 Moss Springs Drive (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	Par 334
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

RECEIVED FOR RECORD
MAY 1 12 40 PM '79
DAVIDSON COUNTY, TENN.
REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 54,346.59 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 79

Notary Public

MY COMMISSION EXPIRES: Feb. 8, 1983

(AFFIX SEAL)

STATE OF TENNESSEE

E 26879

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Earl R. Mitchell, single, to Franklin G. Clark, Trustee, of record in Book 5000, page 203, said Register's Office, reference to said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, Earl R. Mitchell and wife, Carol P. Mitchell have bargained and sold, and by these presents do transfer and convey unto the said Philip Smith and wife, Mary L. Smith their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for said County.

Said Lot No. 69 fronts 80.0 feet on the northerly side of Moss Springs Drive and runs back 129.82 feet on the westerly side and 148.68 feet on the easterly side to a rear line on which it measures 82.19 feet thereon.

Being the same property conveyed to Earl R. Mitchell, by deed from Melvin Jones and Larry Jones d/b/a Republic Builders, of record in Book 5000, page 201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4797, page 410, said Register's Office, and the Plan of record in Book 4675, page 84, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements.

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WD-2

This is (unimproved) (improved) (x) property, known as 2904 Moss Springs Drive (House Number) (Street) Nashville (P. O. Address: City or Town) Tennessee (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip Smith and wife, Mary L. Smith their heirs and assigns, forever.

And we do covenant with the said Philip Smith and wife, Mary L. Smith 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., except as set out herein and taxes for 1979, which have been assumed by the grantees.

And we, Earl R. Mitchell and wife, Carol P. Mitchell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Philip Smith and wife, Mary L. Smith their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of April, 19 79

Earl R. Mitchell

Carol P. Mitchell

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 Earl R. Mitchell and wife, Carol P. Mitchell

the bargainors 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 30th day of April, 19 79

J. Ann Smith, Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires Feb. 12, 1983

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 .

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
			54346.59- CO	
			141.18 CO TX	
			.50 RRFEE	
			4.00 WDE: D	
			CHECK 145.68-	
9611A05/01/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 226878

TENNESSEE

NOV 1 12 49 PM '79

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

No. 680847