Return to: Prepared By:
Nash. T. & C. Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
141-15-A 34	Mr/Mrs Jimmy H. Smith	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-68474	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7020 Cotton Blossom Lane	LOAN OR ACCOUNT NO. 21-80429-9 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of hwich is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated November 17, 1976, in the original principal sum of $42,000.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Leonard J. Busa and wife, to Attorneys Title Company, Trustee, as of record in Book 5089, page 214,

LEONARD J. BUSA and wife, MARIAN E. BUSA

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JIMMY H. SMITH and wife, ANNIE FAYE SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 62 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leonard J. Busa and wife, Marian E. Busa, by deed from Zack Cheek and wife, Emelyn T. Cheek, as of record in Book 5089, page 212.

This conveyance is made subject to Declaration of covenants,conditions and restrictions, including liens for annual and special assessments, ass as set forth in Book 4892, page 689; Restricive Covenants of record in Book 4788, page 950, as amended by instrument in Book 4871, page 640 and By-Laws of Rolling River Estates, as of record in Book 4892, page 679.

1096 05/07 173.50- CHECK

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of May, 1979.

Leonard J. Busa
Attorney-In-Fact for the said Marian E. Busa by Power of Attorney recorded simultaneously herewith.

Marian E. Busa
by Leonard J. Busa, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of May, 1979, before me personally appeared Leonard J. Busa, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Marian E. Busa, and acknowledged that he executed the same as the free act and deed of the said Marian E. Busa.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission expires: 4/18/82

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

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

Witness my hand and official seal at _____,

this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19 79

MY COMMISSION EXPIRES: 4/18/82 (AFFIX SEAL) Notary Public

F 28029

WARRANTY DEED

FROM
LEONARD J. BUSA AND WIFE

TO
JIMMY H. SMITH AND WIFE

IDENTIF. REFERENCE

MAY 7 2 31 PM '79

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

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19___.

My commission expires: _____ *Notary Public*

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

BOOK 5432 PAGE 7

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 173.50-	
1096A05/07/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-28029

IDENTIF. REFERENCE

MAY 7 2 31 PM '79

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

No. 682289