THIS INSTRUMENT WAS PREPARED BY WM. H. LASSITER, JR., ATTY.,
24TH FLOOR, L & C TOWER, NASHVILLE, TENNESSEE 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
42-16 Par 96 1s	Robert J. Lenard 222 South Gallatin Rd. Madison, TN 37115	Same
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 222 South Gallatin Rd. Madison, TN 37115	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

BOOK 5478 PAGE 963

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, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HARRIS C. SMITH and wife, NELL C. SMITH,

hereinafter called the Grantors, ~~has~~ have bargained and sold, and by these presents do~~es~~ transfer and convey unto ROBERT J. LENARD

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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of the Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 365 feet to a dead line.

Being the same property conveyed to Harris C. Smith and wife, Nell C. Smith, by deed from The Smith Company, Inc., of record in Book 5183, Page 549, Register's Office for Davidson County, Tennessee.

Real estate taxes have been prorated to the date of this Deed and are assumed by the Grantee.

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 for a Deed of Trust to John E. Donovan, Trustee, to secure First American National Bank, which is of record in Book 5183, Page 552, Register's Office for Davidson County, Tennessee.

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 23 day of May, 1979.

× Nell C. Smith
NELL C. SMITH

× Harris C. Smith
HARRIS C. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5478 PAGE 964

Before me, Lonnie E. Wilson, a Notary Public in and for the State and County aforesaid, personally appeared the within named HARRIS C. SMITH and wife, NELL C. SMITH,

the 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, the 23 day of May, 1979.

Lonnie E. Wilson
Notary Public

My commission expires: COMMISSION EXPIRES MARCH 15, 1981

STATE OF _____
COUNTY OF _____

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

$ 150,000.00

Robert J. Lenard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May 1979

MY COMMISSION EXPIRES: (AFFIX SEAL) Lonnie E. Wilson
Notary Public

WARRANTY DEED

FROM
HARRIS C. SMITH and wife,
NELL C. SMITH

TO
ROBERT J. LENARD

F 44954

IDENTIF. REFERENCE

AUG 8 2 52 PM '79
FELIX Z. WILSON II 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 5478 PAGE 965

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

150000.00- CO
390.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
2575A08/08/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-44954

IDENTIF. REFERENCE

AUG 8 2 52 PM '79

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

No. 703130