This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5484 PAGE 375

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yancey Smith	SAME	81-15-567
(NAME)	(NAME)	
1818 Jefferson St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Yancey Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I. L. A. Bowman, Jr., the only heir-at-law of Janie Bowman, formerly Janie Crutcher; and wife, Susie Bowman
have this day bargained and sold, and do hereby transfer and convey unto the said Yancey Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 in the Subdivision of two acres, and four poles of ground owned by Mrs. Jane Gilliam, at the time of her death, now in the 3rd Ward of the City of Nashville, located on the north side of Jefferson Street, the same was formerly in the 13th Civil District of said County, a plan of which subdivision is of record in Book 2, page 9, Chancery Court at Nashville.

Said Lot fronts 29 feet on the northerly margin of Jefferson Street, and runs back 194 feet on the easterly line and 195.7 feet on the westerly line to a 10-foot alley.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the following tract:

Being a part of Lot No. 10 in the Subdivision of Two Acres and Four Poles of ground owned by Mrs. Jane S. Gilliam at the time of her death, now in the 3rd ward of the City of Nashville, and is located on Page 9, of Plan Book 2, Chancery Court at Nashville, Tennessee.

Beginning at the northwesterly corner of a certain tract of land conveyed to A. W. Crutcher and wife, as of record in Book 406, page 429, Register's Office for Davidson County, Tennessee. Said corner also being the northeasterly corner of Lot No. 1 on the Map of John L. Brown's Subdivision, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, S 17° 48' 37" E 66.73 feet to a point; thence N 81° 03' 58" E 49.80 feet to a point on the common line of said Crutcher tract and a certain tract of land conveyed to Frank Flowers and wife, as of record in Book 1278, page 148, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land N 8 deg. 27' 36" W 65.95 feet to a point in the southerly margin of an alley, said point being the common corner between the last two said tracts; thence with the southerly margin of said alley, S 81 deg. 03' 17" W 60.65 feet to the point of beginning.

Being part of the property conveyed to A. W. Crutcher and wife, Janie Crutcher by deed from G. T. Anderson dated March 31, 1911, in Book 406, page 429, said Register's Office, the said A. W. Crutcher and wife, Janie Crutcher having since died, he having predeceased her and she having remarried, being Janie Bowman, and having been survived by L. A. Bowman, Jr. her only heir-at-law.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 13th day of August 19 79

My commission expires: 4/21/80 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 1818 Jefferson, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 13th *day of* August *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. A. Bowman, Jr.

Susie Bowman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named L. A. Bowman, Jr. and wife, Susie Bowman

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 3rd day of August, 1979.

Mary Emery, Notary Public

Commission Expires 4/21/80

NOTARY PUBLIC

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

F47028

IDENTIF. REFERENCE

AUG 20 8 34 AM '79

FEL[illegible] REGISTER
DAVIDSON COUNTY, TENN.

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
			11000.00- CO	
			28.60 CO TX	
			.50 PRFEC	
			9.00 WDECD	
			CHECK 38.10-	
5279A08/20/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47028

IDENTIF. REFERENCE

AUG 20 8 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705753