6259 08/22 315.12- CHECK

FORM NO. WD-1

BOOK 5486 PAGE 861

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,750.

John Crum, atty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 1979

Notary Public

MY COMMISSION EXPIRES: 10-14-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John B. Cobb, Jr., Stahlman Building, Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY MANIER SMITH (NAME)	(NAME)	116-15-47
438 Royal Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	BM-2415
Nashville, Tn. 37205 (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~~ I, Eleanore W. Oberfell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY MANIER 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. 2 on the Map of a Resubdivision of Royal Oaks Section B., as of record in Book 1424, Page 89, Register's Office for said County.

Said Lot No. 2 fronts 130 feet on the easterly side of Royal Oaks Drive, as measured along a slight curve and runs back between lines 223.8 feet on the north line and 247.7 feet on the south line to a dead line in the rear measuring 246 feet thereon,

Being the same property conveyed to Robert A. Oberfell and wife, Eleanore W. Oberfell, by deed from Louis Christopher Williams and wife, Donna Forcum Williams, of record in Book 5302, Page 878, Register's Office for Davidson County, Tennessee. The said Robert A. Oberfell having since died.

Property is unencumbered except for 1979 taxes which have been prorated and assumed, and a 10 foot easement for public utilities along the rear of said lot.

This is unimproved ( ) improved (X) property, known as 438 Royal Oaks Drive, Nashville, Tennessee 37205
(House Number) (Street) (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 14th day of August, 19 79

Eleanore W. Oberfell

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of August 19 79.

My Commission expires 10-17-82

Alice Faye Young
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

WARRANTY DEED

FROM
ELEANORE W. OBERFELL

TO
NANCY MANIER SMITH

438 Royal Oaks Drive
Nashville, Tennessee

F 47826

IDENTIF. REFERENCE

AUG 22 12 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

GEO. L. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			118750.00-	CO
			308.62	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	315.12-
6259A	08/22/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47826

IDENTIF. REFERENCE

AUG 22 12 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706717