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

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1979

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Jeffrey N. Smith and wife, Geneviee V. Smith	Guaranty Mortgage Company	118-2-140
(NAME) 826 Horner Street	(NAME) P. O. Box 2708	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 Jeffrey N. Smith and wife, Geneviee V. Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Emma Butler, Lorene Wallace, George E. Wallace, William M. Wallace, Dorothy M. Martin, Doris Wigfall, Roy M. Wallace, Frank Wallace, George Wallace and Ronald Wallace

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffrey N. Smith and wife, Geneviee V. 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. 58 on the Map of Kirkwood Heights, as of record in Book 1130, page 18, Register's Office for said County.

Said Lot No. 58 fronts 55 feet on the northerly side of Horner Street and runs back between lines, 172.5 feet on the easterly line and 173.5 feet on the westerly line, to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Frank Wallace and wife, Johnella Wallace by deed from Raymond H. Sexton and wife, Geraldine B. Sexton, of record in Book 4036, page 67, said Register's Office, the said Frank Wallace and wife, Johnella Wallace having since died, she having predeceased him, he being survived by the following persons: Emma Butler, Lorene Wallace, George E. Wallace and William M. Wallace, brothers and sisters of said Frank Wallace; Dorothy M. Martin and Doris Wigfall, daughter and son of Bertha McElroy, deceased sister of Frank Wallace; and Roy M. Wallace, Frank Wallace, George Wallace and Ronald Wallace, sons of John Wallace, deceased brother of Frank Wallace.

This conveyance is subject to a 10-foot easement for public utilities, 40-foot building set-back line from Horner Street and conditions of Owner's Certificate of record in Book 1130, page 18, said Register's Office; and restrictive covenants of record in Book 1153, page 296, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 24 day of Oct 19 79

Affiant

My commission expires: 4-12-82 (Affix Seal)

Notary Public

This is improved ☒ property, known as 826 Horner Street, Nashville, Tennessee 37203 (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.

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 our hands this 15 day of October, 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.

Emma Butler

Lorene Wallace

George E. Wallace

Roy M. Wallace

William M. Wallace

Frank Wallace

Dorothy M. Martin

George Wallace

Doris Wigfall

Ronald Wallace

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NANCY L. KOTH, a Notary Public in and for said County and State, Emma Butler, Lorene Wallace, George E. Wallace, William M. Wallace, Dorothy M. Martin, Roy M. Wallace, Frank Wallace, and Ronald Wallace the within named 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 24 day of Oct, 1979.

Commission expires 4-15-82

Notary Public

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STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, RAMIRO M. MEDINA, a Notary Public in and for said County and State, Doris Wigfall, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at OCT 15 1979 this day of , 1979.

Commission expires 29 DEC 1981

Notary Public

OFFICIAL SEAL
RAMIRO M. MEDINA
NOTARY PUBLIC

STATE OF KENTUCKY
COUNTY OF Clark

Personally appeared before me, Sharlet Taylor, a Notary Public in and for said County and State, George Wallace, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at OCT 19 1979 this day of , 1979.

Commission Expires My Commission Expires Feb. 27, 1982

Notary Public

FILED FOR RECORD
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Emma Butler, et al

TO
Jeffrey N. Smith and wife,
Geneviee V. Smith

F. 6 0 2 6 4

IDENTIF. REFERENCE

OCT 29 3 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26500.00- CO	
			74.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.60-
1879A	10/29/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 60264

IDENTIF. REFERENCE T

OCT 29 3 42 PM '79

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

No. 721879