ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Steve R. Smith (NAME)	Same (NAME)	12W-14435
Route 1 - Juniper Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-6-332
Pegram, TN 37143 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5525 PAGE 70

For and in consideration of the sum of TEN and 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, FANNIE J. FRANCIS, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said STEVE R. SMITH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 1313 and 1315 of Block 180, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 1313 and 1315 front together 50 feet on the northerly side of Michigan Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to C. E. Francis, et ux, by deed from Arthur Sender, et ux, of record in Book 2855, Page 195, Register's Office for said County; the said C. E. Francis having since died.

unimproved ( )
This is improved (X) property, known as Michigan Avenue (House Number) (Street)
Nashville, TN 37209
(P. O. Address) (City or Town) (Zip Code)

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.

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 31st day of October, 19 79.

Fannie J. Francis
Fannie J. Francis

BOOK 5525 PAGE 71

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. H. Watts, Jr., a Notary Public in and for said County and State, the within named Fannie J. Francis

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 31st day of October, 1979.

My commission expires _____ Notary Public J. H. Watts Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Fannie J. Francis

Sworn to and subscribed before me
this 31st day of October, 1979.

My commission expires _____ Notary Public J. H. Watts Jr.

This instrument was prepared by:
O. B. Hofstetter, Jr., Attorney — Home Federal Tower, 8th Floor, Nashville, TN 37219
Name — Address

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
NOV 5 2 05 PM '79

IDENTIF. REFERENCE

F. 6. 1. 5. 6. 7.

FROM
FANNIE J. FRANCIS

TO
STEVE R. SMITH

WARRANTY DEED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5525 PAGE 72

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
			2000.00-	CO
			5.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	11.70-
3489A11/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 6. 1. 5. 6. 7.

IDENTIF. REFERENCE

Nov 5 2 05 PM '79

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

No. 723444