BOOK 5538 PAGE 889

9466 12/04 92.00- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,216.19

Janet L. Harle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th. DAY OF November 1979

Betty G. Chapman
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, FIRST AMERICAN CENTER, 20TH. FLOOR, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce W. Durbin, et ux (NAME)	Mercantile Mortgage Company (NAME)	Map 71-12
1509 Montgomery Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	Parcel 286
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	12DA 44060

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, JAMES R. SMITH and wife, PAMELA H. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE W. DURBIN and wife, GRETA G. DURBIN

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. 7 on the Map showing T.I. Ward's Re-subdivision of certain lots in Williams and Hayes Company's Belleview Plan, of record in Book 974, page 48 Register's Office for said County.

SAID Lot No. 7 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel lines 200 feet to the west line of Lot No. 60.

BEING the same property conveyed to James R. Smith and wife, Pamela H. Smith, by Deed from Midlred L. Ingram, Frankie L. Wiggers, Janie L. Finney and Charles William Langford, of record in Book 5391, page 356, Register's Office for Davidson County, Tennessee.

IT is agreed and understood that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mercantile Mortgage Company, of record in Book 5391, page 358, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved ( ) unimproved (X) property, known as 1509 Montgomery Avenue, Nashville, Tennessee 37207
(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 ours hand s this 30th. day of November, 19 79

James M. Smith

Pamela H. Smith

BOOK 5538 PAGE 890

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Smith and wife, Pamela H. Smith

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 30 day of November 19 79

Commission expires 7-17-83

Betty S. Ellis
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

F 66281

WARRANTY DEED

FROM
JAMES M. SMITH, et ux

PAMELA H. SMITH

TO
BRUCE W. DURBIN, et ux

GRETA G. DURBIN

PLEASE FILE BOX "7"

IDENTIF. REFERENCE

DEC 4 9 37 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5538 PAGE 891

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
			33216.19- CO	
			86.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 92.80-	
9466A	12/04/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66281

IDENTIF. REFERENCE

DEC 4 9 37 AM '79

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

No. 729234