4345 12/28 150.80- CHECK

FORM NO. WD-1

STATE OF ~~TENNESSEE~~ Georgia - State at Large
COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

J. Garvin Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 19 79.

Betty R. Howe
Notary Public

MY COMMISSION EXPIRES: Notary Public, Georgia, State at Large
(AFFIX SEAL) My Commission Expires May 11, 1982

BOOK 5549 PAGE 1

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, Attorney, 24th Floor, L&C Tower, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Leon Matheny, et ux (NAME)	Emigrant Savings Bank (NAME)	118-9
1039 Draughon Ave. (STREET ADDRESS OR ROUTE NUMBER)	5 E. 42nd St. (STREET ADDRESS)	94
Nashville, Tennnessee (CITY) (STATE) (P. O. ZIP)	New York, N. Y. 10017 (CITY) (STATE) (ZIP)	16DA-06505

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, J. Garvin Smith & wife, Nancy W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Leon Matheny & wife, LeNita Matheny

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 the easterly 25 feet of Lot No. 1 and the westerly 50 feet of Lot No. 2 on the Map of the Oriental Golf Club Subdivision, Section I, not of record, and described according to a copy of a survey thereof made December 17, 1938, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the southerly margin of Draughon Avenue 677 feet east of the easterly margin of the Granny White Pike; thence with the margin of said Avenue easterly 75 feet to a point which is 25 feet west of the common line between Lots Nos. 2 and 3; thence southerly parallel with said line, 178.1 feet to the line between Lots Nos. 2 and 19; thence with the line between said lot and the line between Lots Nos. 1 and 20, westerly 75 feet to a point; thence northerly 176.2 feet to the point of beginning.

Being the same property conveyed to J. Garvin Smith and wife, Nancy W. Smith, by Quitclaim Deed from Jim B. Smith, Trustee, of record in Book 4360, Page 617, Register's Office for Davidson County, Tennessee.

Grantees herein expressly agree to assume the indebtedness owed under a note executed by the grantor herein, J. Garvin Smith, and secured by the Deed of Trust of record in Book 3887, Page 694, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 1039 Draughon Avenue, Nashville, Tennessee 37204
(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 our hands this 19th day of December, 1979

J. Garvin Smith
J. GARVIN SMITH

Nancy W. Smith
NANCY W. SMITH

STATE OF TENNESSEE
Davidson County

BOOK 5549 PAGE 2

Personally appeared before me, N. EDDIE MONTGOMERY, a Notary Public in and for said County and State, the within named J. Garvin Smith and wife, Nancy W. Smith

the bargainor S, 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 19th day of December 19 79

Commission expires Jan. 15, 1983

N. Eddie Montgomery
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
J. Garvin Smith & wife, Nancy W. Smith

TO
J. Leon Matheny & wife, LeNita Matheny

F 69964

IDENTIF. REFERENCE

DEC 28 1 23 PM '79

FELIX Z. ROBINSON 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 5549 PAGE 3

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	..EL - 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

55[illegible].00- CO
14[illegible].30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 150.80-
4345A12/28/75 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69964

IDENTIF. REFERENCE

DEC 28 1 23 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

No. 733964