ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
HARLAN J. BEHNKE (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	156-2-60
772 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	9D-28780
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

JOHN A. SMARTT and wife, ANNE P. SMARTT,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said HARLAN J. BEHNKE

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

Land in Davidson County, Tennessee, being Lot No. 371 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 371 fronts 80 feet on the westerly side of Harpeth Bend Drive, and extends back 190.5 feet on the northerly line and 197.6 feet on the southerly line, to a dead line measuring 66.6 feet thereon.

Being the same property conveyed to John A. Smartt and wife, Anne P. Smartt by deed from Emmett C. Gulledge and wife, Sylvia M. Gulledge of record in Book 4792, page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instruments of record in Book 3857, page 858 and Book 4237, page 179; to the limitations shown on the Plan of record in Book 4175, page 15; both of record in the Register's Office for Davidson County, Tennessee; and to 1980 property taxes which are being prorated and which the Grantees assume in full.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $40,500.00 secured and evidenced by Deed of Trust of record in Book 4792, page 411, Register's Office for Davidson County, Tennessee, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

~~Unimproved~~ ( ) This is improved (XX) property, known as 772 Harpeth Bend Drive, Nashville, TN 37221
(House Number) (Street)

(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 4th day of January, 19 80.

John A. Smartt
JOHN A. SMARTT

Anne P. Smartt
ANNE P. SMARTT

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN A. SMARTT and wife, ANNE P. SMARTT

the bargainor, 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 11th day of January, 1980.

My commission expires 4-18-82 Notary Public Sandra L. Plauche

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 $ 78,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harlan J. Behnke

Sworn to and subscribed before me this 11th day of January, 1980.

My commission expires 4-18-82 Notary Public Sandra L. Plauche

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

01/10 210.60 CHECK
WARRANTY DEED
643

FROM JOHN A. SMARTT and wife, ANNE P. SMARTT

TO HARLAN J. BEHNKE

F 71597

IDENTIF. REFERENCE

JAN 10 10 51 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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
			78500.00-	CO
			204.10	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	210.60-
6431A01/10/80			B&L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71597

IDENTIF. REFERENCE

JAN 10 10 51 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 735977