BOOK 5634 PAGE 985

This insturment prepared by Othal Smith, Jr., Attny. Parkway Towers, Nashville

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Dillingham, Jr. (NAME)	SAME (NAME)	105-13
1401 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	63KS
Nashville, Tenn. 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FORTY-SEVEN THOUSAND and 00/100 ($47,000.00) *DOLLARS* of which $8,016.31 has been paid in cash or by credit by the Grantee hereinafter named the receipt of which is hereby acknowledged, and for the remainder, the said Grantee (1) assumes the balance of a promissory lien note to Charles Galbreath and Dan Garfinkle evidenced by a vendor's lien of record in Book 5217, Page 486, records of the Register's Office for Davidson County, Tennessee, with a current balance of $16,303.69, and (2) the said Grantee has this day executed a note in favor of Othal Smith, Jr. and wife, Maureen H. Smith, in the principal sum of $22,680.00, with interest due thereon at the rate of ten (10%) percent per annum, payable at the rate of $200.00 per month beginning on the 8th day of September, 1980, and continuing uninterrupted for a term of 120 months with the payments first to be applied to the interest owing and then to the principal until fully paid. It is further agreed and understood that the entire outstanding principal balance plus any accumulated but unpaid interest shall be due and payable at the end of the 121st month from the date of the said note. It is agreed and understood that this property is conveyed subject to the 1980 real estate taxes.

NOW, THEREFORE, we, Othal Smith, Jr. and wife, Maureen H. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Dillingham, Jr., a single person,

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING the westerly one-half of Lot No. 39-A on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County.

SAID part of Lot 39-A fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Robert D. Cook by Warranty Deed from Charles Galbreath and Dan Garfinkle as of record in Book 5217, Page 486, records of the aforesaid Register's Office, and being the same property conveyed to Grantors herein by Warranty Deed of Robert D. Cook and wife, Elizabeth W. Cook, as of record in Book 5243, Page 974, records of the aforesaid Register's Office.

RUSH

FELIX A. MILLER, REGISTER
DAVIDSON COUNTY, TENN.

AUG 8 1 59 PM '80

IDENTIF. REFERENCE

601589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of August 1980

Notary Public

My commission expires: 4/24/84
(Affix Seal)

unimproved ( )
This is improved (X) property, known as 1401 Ashwood Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Dillingham, Jr. his *heirs and assigns, forever.*

And we *do covenant with the said* Robert L. Dillingham, Jr. *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,* except as hereinabove set out.

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert L. Dillingham, Jr. his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th *day of* August, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Othal Smith, Jr.

Maureen H. Smith

This instrument prepared by Othal Smith, Jr,, Attny, Parkway Towers ,Nashville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Christine Jennett, a Notary Public in and for said County and State, the within named Othal Smith, Jr. and wife, Maureen 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 8th day of August, 1980.

Christine Jennett, Notary Public

Commission Expires April 22, 1984

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

47000.00- CO
120.20 CO TX
.50 PRFEE
9.00 WDELD
CHECK 131.70-
4606A08/08/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01589

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IDENTIF. REFERENCE

AUG 8 1 59 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 772721