# WARRANTY DEED

BOOK 5640 PAGE 280

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 1980

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GARY WAYNE SMITH (NAME) | ENGEL MORTGAGE COMPANY, INC. (NAME) | 53-17 |
| 125 Becker Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. BOX 847 (STREET ADDRESS) | 39 |
| Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP) | BIRMINGHAM, ALABAMA 35201 (CITY) (STATE) (ZIP) | LW 8650 |

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, TONY LIDON JEANETTE and wife, PAMELA DENISE JEANETTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY WAYNE SMITH

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 rear or northerly part of Lots No. 19 & 20, Block "C" on Subdivision Map No. 3 of Life & Casualty Insurance Company's property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northeasterly margin of Becker Avenue, 64.4 feet northwesterly from the northerly margin of Park Circle; thence with the northeasterly margin of Becker Avenue, northwesterly 60 feet to the common corner of Lots No. 18 & 19; thence with the line between Lots No. 18, 19 & 20, northeasterly 116.6 feet to a corner of Lot No. 21; thence with the line between Lots No. 20 & 21, southeasterly 60 feet to a point; thence southwesterly parallel to the southeasterly line of Lot No. 18, 116.6 feet to the point of beginning.

Being the same property conveyed to Tony Lidon Jeanette and wife, Pamela Denise Jeanette by deed from Ferrell N. Jeanette and wife, Gloria V. Jeanette, of record in Book 5348, page 73, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 125 Becker Avenue, Nashville, Tennessee 37218
(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 hand s this 19th day of August, 1980

Tony Lidon Jeanette
TONY LIDON JEANETTE

Pamela Denise Jeanette
PAMELA DENISE JEANETTE

BOOK 5640 PAGE 681

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 Tony Lidon Jeanette and Pamela Louise Jeanette

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 Goodlettsville, Tennessee, this 19th day of August, 1980

Commission Expires October 17, 1982 ; Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

**WARRANTY DEED**

FROM
TONY LIDON JEANETTE, et ux

TO
GARY WAYNE SMITH

G 0 3 7 4 5

IDENTIF. REFERENCE

AUG 22 8 29 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5640 PAGE 682

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 |
|---|---|---|---|---|

37000.00- CO
96.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 102.70-
7310A08/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603745

T
IDENTIF. REFERENCE

AUG 22 8 29 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 775327