This instrument prepared by:
SCHULMAN, [illegible]
P. O. Box [illegible]
NASHVILLE, TENN. 37211

BOOK 5643 PAGE 161

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Buford L. Smith and wife, Catherine H. Smith	The Galbreath Mortgage Company	Map 60-16
(NAME)	(NAME)	
2312 Sweetwood Road	101 East Town Street	Par. 152
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37214	Columbus, Ohio 43215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------

---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a mortgage to The Galbreath Mortgage Company, recorded in Volume 5331, Page 176, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of Curtis P. Moore and wife, Sheila S. Moore, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Curtis P. Moore and wife, Sheila S. Moore,

have this day bargained and sold, and do hereby transfer and convey unto the said Buford L. Smith and wife, Catherine H. Smith, their

~~successors~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, known as the southerly 75 feet of Lot No. 6, on the Map of Joywood Heights, Section III, not of record, and described as follows:

Beginning at a point on the easterly margin of Jones Avenue, at the common corner of Lots 5 and 6; thence with the line between said lots, easterly 591 feet to a point; thence northerly 75 feet to the southeast corner of a part of said lot conveyed by Don Lewis Greene, by Deed of record in Book 2093, Page 101, Register's Office for said County; thence along his south line westerly 587.5 feet, more or less, to the easterly margin of Jones Avenue; thence with the margin of the same southerly 75 feet to the beginning.

BEING the same property conveyed to Curtis P. Moore and wife, Sheila S. Moore, by Deed from Finis E. Foster and wife, Geneva Foster, of record in Book 5331, Page 174, Register's Office for Davidson County, Tennessee.

This property is subject to an unrecord plan of Joywood Heights, Section II which shows a 35-foot minimum building setback line from Jones Avenue and a 10-foot easement for public utility purposes along the rear line of said lot. Attention is called to the fact that a survey by John Kohl and Compan July 12, 1978, shows a gravel drive encroachment on property line, for which the Grantors assume no liability of questions arising by reason thereof.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,450.00

Subscribed and sworn to before me, this the [illegible] day of [illegible] 19[illegible]

Affiant

My commission expires: [illegible]
(Affix Seal)

Notary Public

This is (unimproved) (X) property, known as 2735 Jones Avenue, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Buford L. Smith and wife, Catherine H. Smith, their

~~successors~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1980 taxes which are a lien but not yet due and payable and which the Grantees agree to assume and pay and as herein-above set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Buford L. Smith and wife, Catherine H. Smith, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 22nd *day of* August, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Curtis P Moore
Curtis P. Moore

Sheila S. Moore
Sheila S. Moore

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Curtis P. Moore and wife, Sheila S. Moore,

the within named 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* 22nd *day of* August, *19* 80.

[illegible] *Notary Public*

Commission expires [illegible]

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 .....

G 0 4 6 7 1

IDENTIF. REFERENCE

AUG 27 2 41 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RSTG

WARRANTY DEED

FROM
Curtis P. Moore and wife,
Sheila S. Moore

TO
Buford L. Smith and wife,
Catherine H. Smith

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5643 PAGE 163

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

37450.00- CO
97.24 CO TX
.50 PRFEE
6.00 MORTG
CHECK 103.74-
8438A08/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60467 I

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IDENTIF. REFERENCE

AUG 27 2 41 PM '80

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

No. 776424