This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5649 PAGE 407

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus Smith and wife, Nancy Smith (NAME)	(NAME)	96-11-22
3135 Crosswood Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Donelson, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Marcus Smith and wife, Nancy Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Mildred C. Biederman, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Marcus Smith and wife, Nancy Smith *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 546 and the southwesterly 35 feet of Lot No. 545 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, page 10, Register's Office for said County.

Said Lot No. 546 fronts 90 feet on the southeasterly side of Crosswood Drive and extends back 252.0 feet on the northeasterly line and 197.7 feet on the southwesterly line, to a line in the rear on which it measures 151 feet.

Said southwesterly 35 feet of Lot No. 545 fronts 35 feet on the southeasterly side of Crosswood Drive, and extends back 252.0 feet on the southwesterly line, being the common line between lots nos. 545 and 546, and 280 feet, more or less, on the northeasterly line, being the southwesterly margin of the part of said Lot No. 545 conveyed to Robert F. Colquette and wife from Wedgewood Builders, Inc., by deed of record in Book 2695, page 403, Register's Office for said County, to a dead line in the rear.

Being the same property conveyed to Elmore C. Biederman, Sr. and wife, Mildred C. Biederman by deed from Wedgewood Builders, Inc., of record in Book 2962, page 417, Register's Office for said County, the said Elmore C. Biederman, Sr. having since died.

This conveyance is subject to an easement and right-of-way for an electric power transmission line of record in Book 1207, page 579, Register's Office for said County; a 10-foot easement for public utility purposes, an anchor easement, an easement for T.V.A. transmission line, a 100-foot building setback line as to lot 546, 120-foot building setback line as to Lot 545 from Crosswood Drive and conditions of Owner's Certificate, of record in Book 2331, pages 10 and 11, Register's Office for said County; and restrictions of record in Book 2962, page 417, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 8 day of September 19 80

My commission expires: 4.13.82 (Affix Seal)

x Marcus Smith
Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 3135 Crosswood Drive, Donelson, Tennessee 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 8 *day of* September, *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.*

x Mildred C. Biederman
Mildred C. Biederman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Mildred C. Biederman, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 8 *day of* Sept, *19* 80

[illegible] *Notary Public*

Commission expires 4.18.82

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 .....

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Mildred C. Biederman
TO
Marcus Smith and wife, Nancy Smith

G.O. 7-1-4.6

T
IDENTIF. REFERENCE

SEP 10 2 42 PM '80

FEE $ [illegible]
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR BOOK 5649 PAGE 409

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
			45000.00-	CO
			117.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	123.50-
1415A09/10/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

607.1.46

IDENTIF. REFERENCE

SEP 10 2 42 PM '80

No. 779308