Send Tax Statements To:
Home Federal S & L
230, 4th Avenue, North
Nashville, TN

This Instrument Prepared:
Young, Woodard & Crowe
Harpeth Square Mall
Franklin, TN 37064

Map Parcel
133.8 59-65
133-12. 309

WARRANTY DEED

BOOK 5684 PAGE 22

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty-Eight Thousand ($448,000.00) Dollars, cash in hand paid by the Grantee, BRENT HURD, TRUSTEE, receipt of which is hereby acknowledged, which amount includes the assumption by the said Grantee as evidenced by Assumption Agreements with Release executed by the Grantee and to which reference is hereby made for the terms and conditions wherein the said Grantee assumes eight (8) certain promissory notes dated August 31, 1979, payable to the order of Home Federal Savings and Loan Association of Nashville, in the principal sum of Forty-Eight Thousand ($48,000.00) Dollars each, and payable in installments with interest as provided therein and secured by Deeds of Trust of record in Book 5492, page 993; Book 5492, page 988; Book 5493, page 938; Book 5492, page 978; Book 5492, page 973; Book 5492, page 968; Book 5492, page 963, amd Book 5493 page 01, we, WILLIAM H. SMITHSON and wife, DOROTHY ANN SMITHSON, have bargained and sold, and by these presents do transfer and convey, together with the escrow account held by the Home Federal Savings and Loan Association of Nashville, Tennessee, unto BRENT HURD, TRUSTEE, his heirs and assigns, the following described tracts or parcels of land in Davidson County, Tennessee, described as follows:

Being Lots Numbers 25, 26, 27, 28, 29, 30, 31, 32, as shown on the Plan of Addition to Greenwood Hills, Section 2, of record in Plat Book 5200, page 62, Register's Office, Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lots.

Brent Hurd Trustee
333 2 Staccato Rd
Nashville Tenn

Being the same property conveyed to William H. Smithson and wife, Dorothy Ann Smithson by Deed of Theodore A. Paliet, Trustee, of record in Book 5492, page 960, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements, and appurtenances thereunto belonging, to the said BRENT HURD, TRUSTEE, his heirs and assigns, forever. And we do covenant with the said BRENT HURD, TRUSTEE, that we are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and that the same is unencumbered except for the following:

1) 1980 taxes which are a lien and which are to be paid ~~from the escrow account with Home Federal Savings and Loan Association of Nashville, which account is transferred herein to the Grantee~~ at Closing. WHH WHH

2) Deed of Trust of record in Book 5493, page 1, Register's Office, Davidson County, Tennessee applicable to Lot Number 25, which is being assumed by the Grantee.

3) Deed of Trust of record in Book 5492, page 993, Register's Office, Davidson County, Tennessee, applicable to Lot Number 26, which is being assumed by the Grantee.

4) Deed of Trust of record in Book 5492, page 988, Register's Office, Davidson County, Tennessee, applicable to Lot Number 27, which is being assumed by the Grantee.

5) Deed of Trust of record in Book 5492, page 983, Register's Office, Davidson County, Tennessee, applicable to Lot Number 28, which is being assumed by the Grantee.

6) Deed of Trust of record in Book 5492, page 978, Register's Office, Davidson County, Tennessee, applicable to Lot Number 29, which is being assumed by the Grantee.

7) Deed of Trust of record in Book 5492, page 973, Register's Office, Davidson County, Tennessee, applicable to Lot Number 30, which is being assumed by the Grantee.

8) Deed of Trust of record in Book 5492, page 968, Register's Office, Davidson County, Tennessee, applicable to Lot Number 31, which is being assumed by the Grantee.

9) Deed of Trust of record in Book 5492, page 963, Register's Office, Davidson County, Tennessee, applicable to Lot Number 32, which is being assumed by the Grantee.

10) Restrictive Covenants of record in Book 5303, page 873, Register's Office for Davidson County, Tennessee, which are covenants running with the land, without which this conveyance would not be made.

11) Minimum building setback lines, public utility and anchor easements, drainage easements, sewer easements, and conditions of owner's certificate, as shown on Plat of record in Book 5200, page 62, Register's Office, Davidson County, Tennessee. An amendment and change of public utility and drainage easement through Lot Numbers 27 and 28, is of record in Book 5516, page 2-4, and Book 5516, page 11-13, Register's Office, Davidson County, Tennessee. For exceptions to easement see Book 5513, page 109, of said Register's Office.

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 BRENT HURD, TRUSTEE, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 26th day of November, 1980.

WILLIAM H. SMITHSON

DOROTHY ANN SMITHSON

RUSH

G1-9479

IDENTIFICATION

Dec 1 10 36 AM '80

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Smithson and wife, Dorothy Ann Smithson, 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 Franklin, Tennessee this the 26th day of November, 1980.

Loretta Ann Boaz
NOTARY PUBLIC

My Commission Expires: 12-1-82

STATE OF TENNESSEE, WILLIAMSON COUNTY

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 44,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subscribed and sworn to before me this the 26 day of NOV, 1980

Loretta Ann Boaz

12.1.82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5684 PAGE 26

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

448000.00- CO
1164.80 CO TX
.50 PRFEE
12.00 WDEED
.40 MISC.
CHECK 1176.70-
7027A12/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.9477.9

T
IDENTIF. REFERENCE

DEC 1 10 36 AM '80

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 794400