THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

9495 12/11 43.30- CHECK

BOOK 5688 PAGE 919

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gerald Smith	Gerald Smith	83-13-210
(NAME) 1205 Shelby Ave.	(NAME) 1207 Shelby Ave	18W-6910
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville Tenn	
(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 the grantee hereinafter named, and other good and valuable consideration the receipt of which is hereby acknowledged,

I, RUBY A. BYRD, unmarried, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said GERALD SMITH, herein called the grantee, his

~~XXXXXXXXXXXXXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 187 fronts 50 feet on the northerly side of Shelby Avenue, formerly Lee Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ruby A. Byrd, by deed from Emma Louise Mitchell, of record in Book 4451, page 992, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 18,000.00.

Subscribed and sworn to before me, this the 10 day of Dec., 19 80

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantee ~~XXXXXXXXXX~~ his 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee ~~XXXXXXXXXX~~ his 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 ~~XX~~ my hands this 10 *day of* December *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.*

Ruby A. Byrd

(Ruby A. Byrd)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ruby A. Byrd, 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* 10 *day of* December, *19* 80

Kenneth Ballew
Notary Public

Commission expires 10-18-81

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 .....

WARRANTY DEED

FROM

Ruby A. Byrd, unmarried

TO

Gerald Smith

G 2.1.3 4 1

RUSH

IDENTIF. REFERENCE

DEC 11 10 33 AM '80

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

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5688 PAGE 921

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

160[illegible].00- CO
46.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 53.30-
9495A12/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1-3 4 1

IDENTIF. REFERENCE

DEC 11 10 33 AM '80

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

No. 796789