BOOK 5703 PAGE 520

6532 01/26 160.68- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R.Smith and W. Arlen Harris, Jr. (NAME)	The Galbreath Mortgage Co. (NAME)	Map 135-16
2700 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	Parcel 56
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

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, Luis Eduardo Gutierrez and wife,Candace S.Gutierrez,Alfonso Gutierrez,an unmarried person, and Alfonso Gutierrez, Jr.,an unmarried person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Smith and W. Arlen Harris, Jr.

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 Lot No. 560 on the Plan of Edge-O-Lake, Section 13, as of record in Book 4175, page 33, Register's Office for said County.

Beginning at a point on the northerly margin of Mossdale Drive at the common corner of Lots 540 and 560; thence with line between said two lots northerly 116.65 feet to a point; thence westerly 122.50 feet to the easterly margin of Sailboat Drive; thence southerly 85.0 feet to the beginning of a curve; thence around said curve having a radius of 25.0 feet southeasterly 39.27 feet to the northerly margin of Mossdale Drive; thence along said margin easterly 95.0 feet to the point of beginning.

Being the same property conveyed to Luis Eduardo Gutierrez and brother, Alfonso Gutierrez and Alfonso Gutierrez, Jr., tenants in common with right of survivorship, by deed from Harry L. Shumate, of record in Book 5368, page 563, Register's Office for said County.

It is understood and agreed that Grantees will assume the indebtedness secured by a deed of trust of record in Book 4727, page 26, said Register's Office, payable to The Galbreath Mortgage Company.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes, which have been prorated.
2. Restrictive covenants of record in Book 4268, page 302, said Register's Office.
3. The Plan of record in Book 4175, page 33, said Register's Office.
4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 2700 Mossdale Drive, Nashville, Tennessee 37217
(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, successors, assigns 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 hands this 26th day of January, 19 81

Luis Eduardo Gutierrez

Candace S. Gutierrez

Alfonso Gutierrez

Alfonso Gutierrez, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Luis Eduardo Gutierrez, Alfonso Gutierrez, and Alfonso Gutierrez, Jr., 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 Nashville, Tennessee, this 26 day of Jan, 1981

Commission Expires: 10/15/8

Leanne Roden
Notary Public

STATE OF _____)

COUNTY OF _____)

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 ____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

TO

G 26695
G 26695

IDENTIF. REFERENCE

JAN 26 10 54 AM '81

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

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 Candace S. Gutierrez, the 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, on this the 26th day of January, 1981.

My Commission Expires: 4/25/81

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 59,341.64

W. Arlen Harris Jr.

Subscribed and sworn to before me this 26 day of Jan, 1981

My Commission Expires: 10/15/83

Leanne Roden
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5703 PAGE 522

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
			59341.64- CO	
			154.18 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 160.68-	
6632A	01/26/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 6 9 5

IDENTIF. REFERENCE

JAN 26 10 54 AM '81

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 803555