04-59-21-7

This deed prepared by: ( cjd Randolph H. Schneider, Attorney at Law, 1760 The Exchange, 3809 [illegible] CHECK Suite 200 A, Atlanta, Georgia 30339

BOOK 5719 PAGE 165

**SAFECO TITLE INSURANCE COMPANY**

"LIMITED"

# WARRANTY DEED

FILE NO. 349A-80-3011

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 5th day of March, 1981, between

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION

of the County of New York, and State of New York as party or parties of the first part, hereinafter called Grantor, and

GERALD B. SMITH and wife, DEENA SUE FULLER SMITH

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Lakeview Manor, as of record in Book 2133, pages 39, 40 and 41, Register's Office for said County, said Lot No. 21 is described as follows:

Beginning on the southerly margin of Norfleet Drive at the corner of Lots Nos. 20 and 21; thence with the line between said two lots southwardly 258.6 feet; thence north 61 degrees 52' east 98.7 feet; thence south 66 degrees 16' east 90 feet to the corner of Lots Nos. 21 and 22; thence with the line between said two lots northwardly 316.8 feet to the southerly margin of Norfleet Drive; thence with same westwardly 160 feet to the beginning.

Being the same property as was conveyed to the Grantors herein by warranty deed from Robert A. Manning, and wife, Joy W. Manning, dated February 4, 1981, and recorded in Book 5717 Page 909 Register's Office, Davidson County, Tennessee.

Subject to easements and restrictions of record.

AND the Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

| Address of Grantee | Mail Tax Notice to | Map Parcel No. |
|---|---|---|
| GERALD B. SMITH, et ux<br>1031 Norfleet Drive<br>Nashville, TN. 37220 | Lomas & Nettleton Company<br>3200 Pacific Avenue<br>Virginia Beach, VA 23451 | 145-12-31<br>OH-12355 |

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

C. W. Hartge
Vice President

BY: C. W. Hartge

ATTEST: Doris F. Liebetruth
Doris Liebetruth
Assistant Secretary

G 3245 I
IDENTIF. REFERENCE
MAR 10 8 35 AM '81
FEE $ INTERSTATE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, Shirley R. Karnes, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared C. W. Hartge, Vice President and Doris Liebetruth, Assistant Secretary, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the respectively Vice President and Assistant Secretary of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES the within named bargainor, a corporation, and that they, as such Vice Pres and Asst Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such, C. W. Hartge Vice President and Doris Liebetruth Assistant Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 5th day of March 1981.

Shirley R. Karnes
Notary Public
SHIRLEY R. KARNES
NOTARY PUBLIC, State of New York
No. 30-[illegible]
Qualified in Nassau County
Commission Expires March 30, 1981

My Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 90,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gerald B. Smith

Subscribed and sworn to before me on this the 6th day of March, 1981.

Deborah K. Moon
Notary Public

NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires:

3/5/84

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5719 PAGE 167

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 |
|---|---|---|---|---|
| | | | 90900.00- | CO |
| | | | 236.34 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDELD |
| | | | | CHECK 242.84- |
| | | | 3809A03/10/81 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3245 I

IDENTIF. REFERENCE

MAR 10 8 35 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 810553