ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Steven H. Smartt, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	117-4
1913 Sweetbriar Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	158
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5728 PAGE 679

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain deed of trust of record in Book 5080, page 505, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings and Loan Association, the principal amount of $30,400.00, payable as therein specified.

GEORGE F. FRAZIER AND WIFE, VERONICA T. FRAZIER have bargained and sold, and by these presents do transfer and convey unto the said STEVEN H. SMARTT and wife, SUSAN M. SMARTT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 250 on the Plan of Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for said County.

Said part of said lot, fronts 56.1 feet on the south side of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to George F. Frazier and wife, Veronica T. Frazier by deed from Samuel S. Ng and wife, Anne R. Ng, of record in Book 5080, page 503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1913 Sweetbriar Avenue (House Number) (Street) Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Zip Code)

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 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.

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 2nd day of April, 19 81.

GEORGE F. FRAZIER

VERONICA T. FRAZIER

BOOK 5728 PAGE 680

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 George F. Frazier and wife, Veronica T. Frazier

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, Tn., this 2nd day of April, 1981.

My commission expires 7-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 2nd day of April, 1981.

My commission expires 7-21-84 Notary Public

This instrument was prepared by:

Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, Tn. 37201
Name Address

8329 04/03 185.90- CHECK
WARRANTY DEED
FROM George F. Frazier and wife, Veronica T. Frazier
TO Steven H. Smartt and wife, Susan M. Smartt

G. 3.5 9 0 2

IDENTIF. REFERENCE

APR 3 8 59 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE., NO.
NASHVILLE, TENNESSEE 37201
244-1568

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5728 PAGE 681

RECEIVED OF _____

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
			69000.00- CO	
			179.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	185.90-
			8329A04/03/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.5902

IDENTIF. REFERENCE

APR 3 8 59 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 814891