"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

BOOK 5758 PAGE 640

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles A. Smith, et ux.	Charles A. Smith	Map 103-14
(NAME)	(NAME)	
202 Hillwood Drive	202 Hillwood Dr.	Parcel 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville TN 37205	8DA-60425
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, we, Joseph G. Cummings and wife, Marion L. Cummings,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles A. Smith and wife, Carol A. Smith, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 of Section "A" on the Plan of Hillwood Estates, as of record in Book 1835, page 60, Register's Office for said County.

Said Lots Nos. 2 and 3 front together 225 feet on the northerly side of Hillwood Drive and extend back 349 feet on the easterly line and 343 feet on the westerly line to a dead line, measuring 225 feet thereon.

Being the same property conveyed to Joseph G. Cummings and wife, Marion L. Cummings, by deed from Francis J. Craig and wife, Elizabeth G. Craig, of record in Book 4063, page 997, Register's Office for Davidson County, Tennessee.

Said property is sold and conveyed subject to the following:

1. 1981 real property taxes, which have been prorated and assumed by the Grantees; and

2. A 125-foot minimum building setback line from Hillwood Drive and a 10-foot easement for public utilities along the rear line of said lots, as shown on the Plan aforesaid of record in Book 1835, page 60, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00

Subscribed and sworn to before me, this the 12th day of May, 19 81

Affiant

My commission expires: 4-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 202 Hillwood Drive, Nashville, TN 37205 (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 Grantees their (successors), 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, except as set forth herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 our hands this 29th *day of* May, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph G. Cummings

Marion L. Cummings

164. 06/18 422.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5758 PAGE 641

Personally appeared before me, Nancy C. Walker, *a Notary Public in and for said County and State,* Joseph G. Cummings and wife, Marion L. Cummings,

*the within named bargainor*S, *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* 29 *day of* May, *19*81.

Nancy C. Walker
Notary Public

NANCY C. WALKER NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires 4-17-83

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

JOSEPH G. CUMMINGS, ET UX.

TO

CHARLES A. SMITH, ET UX.

346743

MAIL ENV.

IDENTIF. REFERENCE

JUN 18 9 19 AM '81

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
- Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5758 PAGE 642

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

160000.00- CO
416.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 422.50-
1844AD6/10/81 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.6.7.4.3

T
IDENTIF. REFERENCE

JUN 18 9 19 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 827921