THIS INSTRUMENT PREPARED BY:
BARRETT B. SUTTON, JR.
3305 West End Avenue
Nashville, TN 37203

BOOK 5768 PAGE 996

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Nos.
T. Michael Smith and wife, Jacquelyn W. Smith 1351 Burton Valley Road Nashville, Tennessee	SAME	131-10 63

FOR AND IN CONSIDERATION of the sum of One Hundred Eight Thousand and no/100 ($108,000.00) Dollars, of which Forty Thousand Five Hundred Seventy-Seven and 46/100 ($40,577.46) Dollars has been paid in cash by the Grantees hereinafter named, the receipt of which is hereby acknowledged, and for a part of which is the assumption of one certain Trust Deed dated January 6, 1977, and filed for record January 13, 1977, in the office of the Recorder of Deeds of Davidson County, Tennessee, in Book 5105, page 596, and Note of even date thereby secured, in the original principal amount of Forty-One Thousand and no/100 ($41,000.00) Dollars, payable to Engle Mortgage Company, Inc., a Delaware corporation, with the principal place of business at P. O. Box 847, Birmingham, Alabama, which debt the Grantees herein assume and agree to pay as part of the payment of the purchase price; and the Grantees further hereby assume the obligations of Thomas E. Howell and wife, Nancy S. Howell, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; and

For the remainder of the purchase price of One Hundred Eight Thousand and no/100 ($108,000.00) Dollars, the Grantees have executed a Deed of Trust Note of even date herewith, in the original principal amount of Thirty Thousand Seven Hundred Forty-Six and no/100 ($30,746.00) Dollars, payable to the order of Thomas E. Howell and wife, Nancy S. Howell, with interest at the rate of Twelve (12%) Per Cent per annum, and with payment due in accordance with all the terms of said Note; and the indebtedness evidenced by said Deed of Trust Note is secured by a Deed of Trust on the property herein conveyed, of even date herewith;

Thomas E. Howell and wife, Nancy S. Howell, hereinafter called Grantors, have this day bargained and sold, and do hereby transfer and convey unto T. Michael Smith and wife, Jacquelyn W. Smith, certain real estate in Davidson County, Tennessee, as follows:

All that tract being Lot 87 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for Davidson County.

Said lot #87 fronts 253.28 feet on the westerly side of Burton Valley Road and runs back 175.9 feet on the northerly line and 235.5 feet on the southerly line to a deadline on which it measures 181.5 feet.

Being the same property conveyed by a Limited Warranty Deed from the Equitable Life Assurance Society of the United States, a New York corporation, to Thomas E. Howell and wife, Nancy S. Howell, which Deed is dated September 27, 1976, and is of record in Book 5077, page 365, in said Register's Office.

Subject to the Deed of Trust herein assumed, and other easements and restrictions of record in Book 2798, Page 361, Book 4305, Page 818, and Plat Book 2663, Page 51, said Register's Office.

This is improved property known as 1351 Burton Valley Road, Nashville, Tennessee.

07/13 290.30- CHECK

6260

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer, is One Hundred Eight Thousand Dollars ($108,000.00). _____, Affiant

Subscribed and sworn to before me, this 10th day of July, 1981.

_____, Notary Public My Commission Expires: 4-21-85

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their 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 herein provided.

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 heirs and assigns, against the lawful claims of all persons.

Witness our hands this 10th day of July, 1981.

GRANTORS

Thomas E. Howell

Nancy S. Howell by Thomas E. Howell attorney in fact

GRANTEES

T. Michael Smith

Jacquelyn W. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bavvett B. Sutton, Jr., a Notary Public in and for said County and State, the within named Thomas E. Howell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1981.

Bavvett B. Sutton Jr.
Notary Public

My Commission Expires: 4-21-85

STATE OF Tennessee :
COUNTY OF Davidson :

On this 10th day of July, 1981, before me, Barrett B. Sutton, Jr., a Notary Public in and for said County and State, personally appeared Thomas E. Howell, to me known to be the person who executed the foregoing instrument in behalf of Nancy S. Howell, and acknowledged that he executed the same as the free act and deed of the said Nancy S. Howell.

Witness my hand and seal at Nashville, Tennessee, this 10th day of July, 1981.

Barrett B. Sutton
Notary Public

My Commission Expires: 4-21-85

STATE OF Tennessee :
COUNTY OF Davidson :

Personally appeared before me, Barrett B. Sutton, Jr., a Notary Public in and for said County and State, the within named T. Michael Smith, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1981.

Barrett B. Sutton, Jr.
Notary Public

My Commission Expires: 4-21-85

STATE OF Virginia at Large :
~~COUNTY~~ City OF Richmond :

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Jacquelyn W. Smith, 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 Richmond, Virginia, this 8th day of July, 1981.

G 5.0.3 1.1

IDENTIF. REFERENCE

JUL 13 11 59 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5768 PAGE 999

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
			108000.00- CO	
			280.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 290.30	
			6260A07/13/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.3 1-1

T

IDENTIF. REFERENCE

JUL 13 11 59 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 832183