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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Everett K. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 19 81.

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: April 27, 1983
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, 1610 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Everett K. Smith, et ux (NAME)	Same (NAME)	81-12-373
252 Haverford Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(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, Lettie Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett K. Smith and wife Ann Bell Smith

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. 121 in McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 121 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street and extends back eastwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Christine Thomas and Lettie Foster by deed from Phil Cohen and wife, Sara K. Cohen of record in Book 3185, page 70, Register's Office for Davidson County, Tennessee. The said Christine Thomas having since died and titled to her one-half undivided interest vested in her only heir at law, Lettie Foster.

unimproved ( )
This is improved (X) property, known as 1406 Arthur Avenue, Nashville, Tennessee 37208
(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 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 my hand this 11th day of August, 19 81

Lettie Foster
LETTIE FOSTER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William Bruce Lettie Foster, a Notary Public in and for said County and State, the within named

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, this 11th day of August 19 81

Commission expires April 17, 1983

William Bruce
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
LETTIE FOSTER

TO
EVERETT K. SMITH and wife,
ANN BELL SMITH

G 5 4 7 7 9

IDENTIF. REFERENCE

AUG 11 2 55 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

38/11 74.10- Check

1726

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

26000.00-	CO	
67.60	CO TX	
.50	PRFEE	
6.00	WDEED	
	CHECK	74.10-
1726400/11/81	BBL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.4.7.7 9

IDENTIF. REFERENCE

AUG 11 2 56 PM '81

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

No. 837451