Full 41

WARRANTY DEED

BOOK 5900 PAGE 47

FROM: James E. Talley and wife, Lois M. Talley, Grantors

TO: Milton E. Smith, Jr. and wife, Doris J. Smith, Grantees

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 620 Highland View Court, Hermitage, TN 37076

Send Tax Bills To: 620 Highland View Court, Hermitage, TN 37076

Map-Parcel Numbers: Map 71-11, Parcel 22

Field Book Numbers: 4D-24545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy Thousand and no/100 Dollars ($70,000.00).

Milton E Smith
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 1982.

Robert N. Buchanan III
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Seventy Thousand Dollars ($70,000.00) of which the Grantees have paid $20,000.00 and for the remainder of which the Grantees have assumed a Note secured by a Deed of Trust of record in Book 5336, page 41, in the Register's Office of Davidson County, Tennessee, dated September 8, 1978, to secure to Third National Bank in Nashville, an indebtedness in the amount of $35,000, having an unpaid principal balance as of the date hereof in the amount of $33,490.25 and having executed a Promissory Note in the approximate amount of $16,500.00 secured by a Deed of Trust being recorded simultaneously herewith, we, James E. Talley and wife, Lois M. Talley, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Milton E. Smith, Jr. and wife, Doris J. Smith, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 440 on the Plan of Highlands of Tulip Grove, Section 2 as of record in Book 4675, page 93, Register's Office for said County.

Said Lot No. 440 fronts 80.0 feet on the west side of Highland View Court and extends back 169.37 feet on the north line and

06/18 12:50 CHECK

3492

169.37 feet on the south line to a dead line measuring 80.0 feet thereon.

Being the same property conveyed to James E. Talley and wife, Lois M. Talley by deed from John C. Holland and wife, Elizabeth P. Holland of record in Book 5336, page 39, Register's Office for said County.

This is improved property, known as 620 Highland View Court, Hermitage, Tennessee.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the 1982 taxes which will be paid by the Grantees and Deed of Trust referred to above being assumed by Grantees, and by restrictive covenants contained in instrument of record in Book 4793, page 157, Register's Office for Davidson County, Tennessee, and by all conditions, setback lines, easements and other matters shown on Plan of record in Book 4675, page 93, said Register's Office.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of June, 1982.

RENCE
JUN 18 10 52 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
G 9 6.2 7.0

James E. Talley
JAMES E. TALLEY

Lois M Talley
LOIS M. TALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public in and for said County and State, the within named JAMES E. TALLEY and wife, LOIS M. TALLEY, the bargainor, 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 17th day of June, 1982.

Robert N. Buchanan III
Notary Public

My Commission Expires: 1-22-84

RNB/6-17-82

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5900 PAGE 49

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.50-	
			CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 2 7 0

RENCE

JUN 18 10 52 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887209