This instrument was prepared by Christian A. Horsnell, Barksdale, Whallev. Gilbert. Frank & Milom, 13th Floor, Third National Bank, Nashville, Tennessee 37219 ·

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Smith and wife, Joanne M.Smith	Michael A. Smith and wife, Joanne M. Smith	Map 160-2
(NAME)	(NAME)	
820 Forest Hills Drive	820 Forest Hills Drive	Parcel 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	OH 16170
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) BOOK 5918 PAGE 941 *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a certain indebtedness to the Equitable Life Assurance Society of the United States, in the approximate amount of Forty-Two Thousand Five Hundred Twenty-Nine and 81/100 Dollars ($42,529.81), secured by a deed of trust of record in Book 4496, page 493, Register's Office for Davidson County, Tennessee, which Grantees by their acceptance hereof, agree to pay and from which Grantees agree to hold Grantor harmless, I, Naomi M. Yonts,

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

Being Lot No. 172 on the Plan of Oak Hill Estates, Section 1, as of record in Book 3700, pages 118,119 and 120, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Forest Hills Drive, common corner of Lots 171 and 172; thence with the line between said lots northeastwardly 219.15 feet to a point at the rear corners of Lots 172 and 173; thence with line between said lots 366.51 feet to a point in the northwest margin of Forest Acres Drive; thence with the margin of same, southwestwardly 170.22 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a concrete monument in the northerly margin of Forest Hills Drive; thence with the margin of same northwestwardly 254.78 feet to the point of beginning.

Being the same property conveyed to James M. Yonts, Jr. and wife, Naomi M. Yonts, by deed from Jack H. Pruett and wife, Norma Jeanne B. Pruett, of record in Book 4829, page 970, Register's Office for Davidson County, Tennessee. The said James M. Yonts, Jr. having since deceased.

This conveyance is subject to the above assumed deed of trust, easements and restrictions of record and 1982 real property taxes, a lien but not yet due, which have been pro-rated and assumed by the Grantees and which Grantees agree to pay.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 160,529.81

Subscribed and sworn to before me, this the 30th day of July 1982

Affiant

My commission expires: Oct. 17, 1982 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 820 Forest Hills Drive, Nashville, Tennessee 37220
(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 noted 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 30th *day of* July, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Naomi M. Yonts

Naomi M. Yonts

BOOK 5918 PAGE 942

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Edwards
for said County and State, Naomi M. Yonts *a Notary Public in and*
the within named 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 30th *day of* July, *19* 82

Commission expires Oct. 17, 1982 Nancy Edwards *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...
County aforesaid, personally appeared ....., *a Notary Public of the State and*
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*.....

Commission expires.....

.....*Notary Public*

H 0 2 2 7 8

IDENTIF. REFERENCE

AUG 2 3 51 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1178 08/02/82 CHECK

WARRANTY DEED

FROM

Naomi M. Yonts

TO

Michael A. Smith and wife,

Joanne M. Smith

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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

160529.81- CO
417.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 423.80-
1176A08/02/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 2 7 8

IDENTIF. REFERENCE

AUG 2 3 51 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894609