H 26913

BOOK 5934 PAGE 952

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

IDENTIF. REFERENCE

JAN 19 10 48 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Billy D. Ellsmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 19 83

Paul C. Whitney
Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENCE D. SMITH (NAME)	CAPITOL MORTGAGE CORPORATION (NAME)	83-10
415 Lockland Drive (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive - Suite 206 (STREET ADDRESS)	71
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	23W 16995

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, WILLIE IRENE SUITS, DECEASED, BY JERRY W. SUITS, EXECUTOR OF THE ESTATE OF THE SAID WILLIE IRENE SUITS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE D. 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. 149 and the southerly 10 feet of Lot No. 148 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

SAID Lot No. 149 and the southerly part of Lot No. 148 front together 40 feet on the easterly side of Allen Street and run back between parallel lines 128 feet to an alley.

BEING the same property conveyed to Willie Irene Suits, by order of the Fourth Circuit Court of Davidson County, Tennessee, from J. T. Suits of record in Book 4752, page 541, and by deed from Dorothy Cooper Pitts Cassetty to J. T. Suits, et ux, of record in Book 3880, page 966, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 415 Lockland Drive, Nashville, Tennessee 37206
(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 our hand this 14th day of January, 1983

THE ESTATE OF WILLIE IRENE SUITS

By: Jerry W. Suits Exec't.
JERRY W. SUITS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY W. SUITS, Executor of the Estate of WILLIE IRENE SUITS,

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 14th day of January, 19 83

Commission expires 7-27-86

Gail C. Victory
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
ESTATE OF WILLIE IRENE SUITS

TO
CLARENCE D. SMITH

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5994 PAGE 954

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

[illegible] .00
72.60 CO TX
.50 PRFEE
6.00 MDEED
CHECK 79.30-
2173A01/19/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 3

H 2 6

IF REFERENCE

IDENT

JAN 19 10 48 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922215