FORM NO. WD-1

BOOK 6028 PAGE 540

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Joseph Percy Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 1983.

Martha C. Child
Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Martha Child, 4220 Nolensville Road, Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Ray Tyus (NAME)	same (NAME)	147-8
1313 Flora Maxwell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 17
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	E 172 Is

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, I, Joseph Percy Smith, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Ray Tyus, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 14 and the easterly 50 feet of Lot No. 13 on the plan of part of the H. Chester Maxwell Property, described according to a survey by Hickerson-Miller, dated April 28, 1958, as follows

Said Lot No. 14 and part of Lot 13 front together 150 feet on the northerly side of Flora Maxwell Road and runs back between parallel lines 115.3 feet to a line in the rear which measure 150 thereon.

Being the same property conveyed to Joseph Percy Smith by quitclaim deed from Dorothy Jean Smith of record in Book 5705, Page 287, Register's Office for Davidson County, Tennessee.

This transfer is made subject to the assumption of indebtedness owing to Fidelity Federal Savings and Loan of record in Book 5192, page 15, said Register's Office.

Also subject to any indebtedness to City Finance.

This is unimproved ( ) improved (X) property, known as 1313 Flora Maxwell Road Nashville, Tennessee 37211
(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 29 day of March, 1983

Joseph Percy Smith

This deed was prepared without benefit of a title search. The parties stated that they did not want one.

STATE OF TENNESSEE
Davidson County

BOOK 6028 PAGE 541

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Percy 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 29 day of March 1983

Commission expires 4-21-85

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

H 3 8 8 1 9

WARRANTY DEED

FROM

Joseph Percy Smith

TO

Benjamin Rey Tyus

IDENTIF. REFERENCE

MAR 30 8 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6028 PAGE 542

FOR _____

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
			2500.00- CO	
			6.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	13.00-
			6564A03/30/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 8 1 9

T
IDENTIF. REFERENCE

MAR 30 8 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938411