PAGE 1

This instrument prepared by:

Smith & Smith Attorneys
808 Broadway
Nashville, Tennessee 37203

Mail

WARRANTY DEED

BOOK 6149 PAGE 965

Address new owners as follows:	Send tax bills to:	Map Parcel
Othal Smith, Jr. and wife, Maureen H. Smith 808 Broadway Nashville, Tennessee 37203	Same	105-13 63KS

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the Grantees, Othal Smith, Jr. and wife, Maureen H. Smith (1) assume the balance of a promissory lien note to Charles Galbreath and Dan Garfinkle evidenced by a vendor's lien of record in Book 5217, Page 486, Register's Office for Davidson County, Tennessee, and (2) the said Grantees have assumed the note evidenced by a Deed of Trust recorded in Book 5634, Page 989, Register's Office for Davidson County, Tennessee assigned to Zulphia C. Smith on September 24, 1980.

NOW, THEREFORE, I, Robert L. Dillingham, Jr., a single person, (hereinafter referred to as "GRANTOR") has bargained and sold and do hereby transfer and convey unto the said Othal Smith, Jr. and wife, Maureen H. Smith, (hereinafter referred to as "GRANTEES"), certain real estate in Davidson County, Tennessee, as follows:

BEING the westerly one-half of Lot No. 39-A on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County.

SAID part of Lot 39-A fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Robert L. Dillingham, Jr. by Warranty Deed from Othal Smith, Jr. and wife, Maureen H. Smith, as of record in Book 5634, Page 985, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1401 Ashwood Avenue, Nashville, Tennessee 37212.

10/03/03 10:10 CHECK

2290

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. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as hereinabove set out.

GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said real estate to said GRANTEES, their (successors) heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 23 day of September, 1983.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Robert L. Dillingham, Jr., with whom I am personally acquainted and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of Sept, 1983.

NOTARY PUBLIC

My commission expires: 9-24-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6149 PAGE 967

The actual consideration or value whichever is greater for this transfer is $ 36,000.00.

Affiant

Subscribed and sworn to before me, this the 23 day of Sept, 1983.

Notary Public

My Commission expires: 9-24-1984

H 7 7 7 6 1

IDENTIF. REFERENCE

Oct 3 1 26 PM '83

FEE $ RECORDED AND REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6149 PAGE 968

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
			36000.00- CAMT.	
			93.60 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 103.10-	
			2290A10/03/63 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

W7776

IDENTIF. REFERENCE

Oct 3 1 26 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 983438