FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Tommy Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF January 19 84.

Notary Public

MY COMMISSION EXPIRES: Jan 20 1988
(AFFIX SEAL)

BOOK 5220 PAGE 532

D. W. McMackin, THIS INSTRUMENT WAS PREPARED BY
McMackin, Garfinkle & McLemore, 4th Flr., St. Cloud Corner, 500 Church Street, Nashville TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hardy Realty Company (NAME)	Same (NAME)	25W09885
5917 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	103-3; 42
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Roy E. Smithson and wife, Georgia R. Smithson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hardy Realty Company

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. 1 on the Plan of Siegrist Subdivision, as of record in Book 2330, page 131, Register's Office for said County.

Said Lot fronts 80 feet on the west side of 53rd Avenue North and runs back 89 feet on the north line, 62.5 feet on the south line to the right of way of the N.C. and St. L. Railroad, on which it measure 83.7 feet.

Being the same property conveyed to Roy E. Smithson and wife, Georgia R. Smithson by deed from Lawrence Warner Loftis and wife, Jo Ella B. Loftis, of record in Book 4079, page 735, Register's Office for Davidson County, Tennessee.

H 9 9 7 5 8

IDENTIF. REFERENCE

JAN 25 12 56 PM '84

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

CHECK 01/25 100.10-

3845

This is unimproved ( ) improved (X) property, known as 189 53rd Avenue North, Nashville, TN 37209
(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 hands this 24th day of January, 19 84

Roy E. Smithson

Georgia R. Smithson

OFFICIAL RECEIPT

BOOK 6220 PAGE 533

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy E. Smithson and wife, Georgia R. Smithson

the bargainor S, 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 24th day of January 1984

Commission expires Jan 29 1985

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
Roy E. Smithson and wife, Georgia R. Smithson

TO
Hardy Realty Company

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6220 PAGE 534

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
6.00 WDEED
CHECK 100.10-
8845A01/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FILED 9:58 AM JAN 25 1984
IDENT. REFERENCE
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 9192