This instrument prepared by:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Jerry N. Smith and wife (NAME) | Jerry N. Smith (NAME) | Map 83-2 |
| 1423 Roberts Avenue (STREET ADDRESS OR ROUTE NUMBER) | 245 Hillcrest (STREET ADDRESS) | Parcel 78 |
| Nashville, TN (CITY) (P. O. ZONE) (STATE) | Madison, TN 37115 (CITY) (ZONE) (STATE) | 27W-16160 |

FOR AND IN CONSIDERATION of the sum of ---------TEN AND NO/100---------

BOOK 6244 PAGE 149

----------($10.00)----------Dollars,

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Third National Bank In Nashville, Successor Trustee under the Will of Jeff McCarn, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said

Jerry N. Smith and wife, Mary Louise Smith, hereinafter called Grantees, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXX~~ heirs and assigns.

Being Lot No. 6 on the Plan of Sharpe & Horn's Subdivision of Elwood Place of record in Book 332, page 18, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly margin of Roberts Avenue and runs back between parallel lines 170 feet to an alley.

Being part of the property conveyed to Jeff McCarn (now deceased) in Book 496, page 2, said Register's Office, and devised to J. Haskell Tidman, as Trustee under the Will of Jeff McCarn of record in Will Book 58, page 199, Probate Court's Office for said County. Third National Bank In Nashville having been appointed as Successor Trustee under said Will in Book 4611, page 706, said Register's Office. Said Successor Trustee warrants to Grantees that written approval of all adult beneficiaries as required by said Will has been obtained.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 1st day of March 1984

My commission expires: Jan 19, 1988 (Affix Seal)

Affiant Jerry N. Smith

Notary Public

DAVIDSON CO. TENN. PUBLIC

This is improved (XX) unimproved ( ) property, known as 1423 Roberts Avenue, Nashville, TN (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their

~~XXXXXX~~

heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself, its successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said Grantees, their

~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness its hand this 1st day of March, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Third National Bank In Nashville, Successor Trustee, under the Will of Jeff McCarn, deceased

ATTEST: By: Thomas A. Allen

Thomas A. Allen, Trust Real Estate Officer and Assistant Vice-President

CHECK 03/07 91.00 3983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6244 PAGE 150

*Personally appeared before me,* _____ *, a Notary Public in and for said County and State,*

*the within named bargainor* _____ *, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee this* _____ *day of* _____ *, 19* _____

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Thomas A. Allen, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Trust Real Estate Officer & Assistant Vice-President *of the* Third National Bank In Nashville *the within named bargainor, a corporation, and that he as such* Trust Real Estate Officer & Assistant Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Trust Real Estate Officer & Assistant Vice-President

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 1st *day of* March *, 19* 84.

Bebee P. Grace *Notary Public*

*Commission expires* Oct. 19, 1986

BEBEE P. GRACE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

I 0 7 1 4 9

IDENTIF. REFERENCE

MAR 7 9 36 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
**Colonial Title Company**
2400 Crestmoor Road
NASHVILLE, TENNESSEE 37215

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

RECEIVED OF _____

FOR _____

BOOK 6244 PAGE 151

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 32500.00- | CAMT. |
| | | | 84.50 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 91.00- |
| | | | 8083A03/07/84 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 1 4 9

IDENTIF. REFERENCE

MAR 7 9 36 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18141