FORM NO. WD-1

BOOK 6259 PAGE 340

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 1984.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney — NAME — 640 Spence Lane Nashville, Tn. 37217 — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wardell Smith (NAME)	First Investment Company (NAME)	23W/7720
1409 Gartland Avenue (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	83/9
Nashville, TN. 37206 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	328.00

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, Nell F. Lifsey, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wardell Smith and wife, Mary Ann Smith, as tenants by the entirety

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. 93 on the Plan of the Sub. of the A. V. S. Lindsley 29 Acre Tract, as of record in Book 57, Page 66, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Robert W. Lifsey, Jr. and wife, Nell F. Lifsey by deed from August S. Freund and wife, Leone Freund of record in Book 1907, Page 16, Register's Office, Davidson County, Tennessee. The said Robert W. Lifsey, Jr., now deceased.

This conveyance is subject to any and all existing easements of record.

1197.4

IDENTIF. REFERENCE

MAR 29 10 14 AM '84

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

03/29 130.00-

CHECK

This is unimproved ( ) improved (X) property, known as 1409 Gartland Avenue, (House Number) (Street) Nashville, TN. 37206 (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 26th day of March, 19 84

Nell F. Lifsey

4190

STATE OF TENNESSEE
Davidson County

BOOK 6259 PAGE 341

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nell F. Lifsey, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 1980.

Commission expires 4-19-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Nell F. Lifsey

TO
Wardell Smith
Mary Ann Smith

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

File Box #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6259 PAGE 342

RECEIVED OF _____

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

47500.00- CAMT.
123.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
4190A03/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 1197 4

IDENTIF. REFERENCE

MAR 29 10 14 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 24077