File 45

WARRANTY DEED

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steven T. Smith		
(NAME)	(NAME)	
838 Sutton Hill Road	Same	MAP 118-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		PARCEL 12
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6308 PAGE 796

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Steven T. Smith and A. Michael Wilson, joint tenants as right of survivorship and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Steven T. Smith and A. Michael Wilson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $75,900.00, secured by deed of trust of record in Book 5945, page 601, Register's Office for Davidson County, Tennessee.

Bueford M. Wood, and wife, Iris Haden-Anthony Wood

have this day bargained and sold, and do hereby transfer and convey unto the said Steven T. Smith, and, A. Michael Wilson, as joint tenants with right of survivorship

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 16, 17 and portions of 15 and 18: Block "E", Battlefield Estates-Section Two, of record in Book 5190, page 638, Register's Office for said County. Lot No. 2 fronts 110.02 feet on the northerly margin of Sutton Hill Road and extends back 230.54 feet on the easterly line and 220.29 feet on the westerly line to a dead line in the rear, measuring 109.92 feet thereon.

Being the same property conveyed to Bueford M. Wood and wife, Iris Haden-Anthony Wood by deed from Margaret Rowan Zellner, unmarried of record in Book 5945, page 598, Register's Office for Davidson County, Tennessee.

E 27019
12 27019

IDENTIF. REFERENCE

JUN 5 2 33 PM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 86,900.00

Subscribed and sworn to before me, this the 1st day of June, 19 84

Affiant A. Michael Wilson

My commission expires 3-20-87 (Affix Seal)

Notary Public Judy A Dobbs

This is improved (X) unimproved ( ) property, known as 838 Sutton Hill Road, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

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

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st *day of* June, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bueford M. Wood

Iris Haden-Anthony Wood

Bueford M. Wood

Iris Haden-Anthony Wood

2489

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Judy Dobbs, *a Notary Public in and for said County and State,* Buford M. Wood, and wife, Iris Haden-Anthony Wood

the within named 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* 1st *day of* June, *19* 84.

Judy A Dobbs
Notary Public

Commission expires 05/20/87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Buford M. Wood et ux

TO
Steven T. Smith et al

G-245907

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

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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

86900.00- CAMT.
225.94 CSTAX:
.50 PRFEE
6.00 WDEED
CHECK 232.44-
2489A06/05/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 0 1 9

IDENTIF. REFERENCE

JUN 5 2 33 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0041864