File BX 3

FORM No. WD-1

BOOK 6369 PAGE 15

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 1984

Notary Public

MY COMMISSION EXPIRES: 7-22-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Williams	Capitol Mortgage Corporation	MAP 94-8
(NAME)	(NAME)	
1909 Dahlia Drive	1100 Kermit Drive, Suite 206	PARCEL 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Nashville, TN 37217	3DZ-38685
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James Smith and wife, Anita Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Williams, unmarried

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. 28 on the Plan of Dahlia Gardens, as of record in Book 2663, Page 93.

Said Lot No. 28 fronts 106 feet on the southerly side of Dahlia Drive, and extends back 266.2 feet on the westerly line and 253.7 feet on the easterly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to James Smith and wife, Anita Smith by deed from Robert L. Johnson and wife, Evelyn S. Johnson of record in Book 4074, Page 95, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2856, Page 63, Register's Office for said County.

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

DAVIDSON COUNTY, TENN.
Aug 29 9 26 AM '84
IDENTIF. REFERENCE
I 46003

This is improved (XX) unimproved ( ) property, known as 1909 Dahlia Drive (House Number) (Street) Nashville, TN 37210 (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 heir 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 covey 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 hand s this 3rd day of August, 1984

X Anita Smith
Anita Smith

X James Smith
James Smith

08/29 12.04 - CHECK

#364

BOOK 6369 PAGE 16

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Smith and wife, Anita Smith

the bargainer 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~~ GARY, ~~Tennessee~~ INDIANA this 3rd day of August, 19 84

Commission expires 3/25/86

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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
James Smith
Anita Smith

TO
Donald J. Williams

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6369 PAGE 17

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
			32950.00- CAPT.	
			85.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.04-
5864A08/29/64			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 0 0 3

T
IDENTIF. REFERENCE

AUG 29 9 25 AM '64

REGISTER
DAVIDSON COUNTY, TN

No. 0064528