83-4-31 KS

THIS INSTRUMENT PREPARED BY:

BOOK 6435 PAGE 178

JOE F. FOWLKES
ATTORNEY AT LAW
PULASKI, TENNESSEE

JAMES B. SMITH

TO.....DEED

WALTER DAVID SMITH, ET AL

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, James B. Smith, have this day bargained and sold and do hereby sell, transfer and convey unto Walter David Smith and James Thomas Smith, as equal tenants in common, their heirs and assigns, in fee simple forever, the following described real estate:

A certain tract of land located in Davidson County, Tennessee, being Lot No. 6 on the Plan of Corder Height Subdivision, of record in Book 1835, page 77, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING in the northerly margin of Rosecliff Avenue at the common corner of Lot Nos. 6 and 7; thence with the common boundary line of Lot Nos. 6 and 7, northerly 195.8 feet to a point in the southerly margin of Lot No. 5; thence with the common boundary line of Lot No.5 and 6, easterly 30 feet to a point; thence southerly at right angles 163.7 feet to a point; thence southeasterly 30.2 feet to a point in the northerly margin of Rosecliff Avenue; thence with the said margin of said Avenue, westerly 42.9 feet to a marker; thence continues with the margin of said Avenue as it proceeds around a curve 78.84 feet to the point of beginning.

IDENTIF. REFERENCE

NOV 28 3 45 PM '84

REGISTER
DAVIDSON COUNTY, TN

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And being the same property appearing of record in Book 5303, page 319, Register's Office, Davidson County, Tennessee, to which reference is here made.

The grantor reserves and excepts from the conveyance, however, a LIFE ESTATE in said real estate for and during his natural life.

TO HAVE AND TO HOLD said above described real estate subject to the LIFE ESTATE aforementioned unto the said Walter David Smith and James Thomas Smith, as equal tenants in common, their heirs and assigns, in fee simple forever.

#641 11/28 10.50 CHECK

OFFICIAL RECEIPT

I COVENANT with said grantees, their heirs and assigns, that I am lawfully seized and possessed of the above described real estate, that the same is unencumbered, except by the LIFE ESTATE aforementioned, and that I have a good and lawful right to sell and convey the same, and I bind myself, my heirs and representatives, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS THE 23 DAY OF Nov., 1984.

James B. Smith
JAMES B. SMITH

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STATE OF TENNESSEE
COUNTY OF Giles

On this the 23 day of November, 1984, before me personally appeared JAMES B. SMITH, to me known, or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Joe T. Faulkner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-19-86

STATE OF TENNESSEE
COUNTY OF Giles

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 30,000.00, which is greater than or equal to the amount which property transferred would command at a true and voluntary sale.

James B. Smith
AFFIANT

SUBSCRIBED AND SWORN to before me this the 23 day of November, 1984.

Joe T. Faulkner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-19-86

ADDRESS OF GRANTEE(S):
AND PARTY RESPONSIBLE
FOR PAYMENT OF TAXES ✓

James Thomas Smith
A-14 Hidden Valley Apts.
Pulaski, Tennessee

mail

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
0641A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIF. REFERENCE

Nov 28 3 45 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0088593