Box 37



| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Tom Borton Smith &<br>Leslie Curry Smith<br>4012 Vailwood Drive<br>Nashville, Tennessee 37215 | SAME | 117-13-51 |
| This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219 | | |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Joseph G. Calloway and wife, Molly H. Calloway (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Tom Borton Smith and wife, Leslie Curry Smith (collectively the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows:

> Being Lot No.10 on the Plan of Wallace Subdivision, Part Three as of record in Book 1130, page 82, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Joseph G. Calloway and wife, Molly H. Calloway by deed of record in Book 5910, page 550, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

Leslie Curry Smith
Affiant

Subscribed and sworn to before me this 7th day of December, 1984.

Cynthia Marie Clinton
Notary Public
My Commission Expires: 11/21/87

2. Conditions of Owner's Certificate, a 60 foot minimum building setback line from Vailwood and a 10 foot easement for public utilities purposes along the rear line of said lot, as shown on the Plan of record in Book 1130, page 82, Register's Office of Davidson County.

3. Easement for water main in instrument of record in Book 1049, page 546, said Register's Office.

This is improved property, known as 4012 Vailwood Drive.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of December, 1984.

Joseph G. Calloway

Molly H. Calloway

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cynthia Marie Chirgotis a Notary Public in and for said County and State, the within named Joseph G. Calloway, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of December, 1984

Cynthia Marie Chirgotis
Notary Public
My Commission Expires: 4/1/88

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cynthia Marie Chirgotis a Notary Public in and for said County and State, the within named Molly H. Calloway, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of December, 1984

Cynthia Marie Chirgotis
Notary Public
My Commission Expires: 4/1/87



3559 12/07 240.90- CHECK

I: 6 8 6 4 7

IDENTIF. REFERENCE:

DEC 7 3 39 PM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

Box 5 1

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

BOOK 6443 PAGE 674

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 |
|---|---|---|---|---|
| | | | 89000.00- CAMT. | |
| | | | 231.40 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 240.90- |
| 3559A | 12/07/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.6.8.6.4.7.

IDENTIF. REFERENCE T

Dec 7 3 30 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91431