This instrument was prepared by Carmack C. Shell, of the Law Firm of Marks, Marks & Shell, 114 S. Second St., Clarksville, TN 37040

Mail Tax Statements To:

MAP 120-9
par 138

413 Dunailie Dr.
Nashville, Tn. 37217

HENRY G. MARTIN, ET UX

BOOK 6460 PAGE 514

514

TO: CASH WARRANTY DEED

PHILLIP DARRELL SMITH, ET UX, ET AL

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, HENRY G. MARTIN and wife, ELIZABETH M. MARTIN, as GRANTORS, have bargained and sold and do hereby transfer and convey a one-half undivided interest unto PHILLIP DARRELL SMITH and wife, RONALDA SMITH, as tenants by the entirety, and a one-half undivided interest unto BOYD SMITH, their respective heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5D-25 on the Map of Glengarry Park, Section 5D, as of record in Book 3600, Page 36, Register's Office for said County. Said Lot No. 5D-25 fronts 90 feet on the westerly side of Dunailie Drive and runs back between parallel lines 150.2 feet to a line at the rear on which it measures 90 feet thereon.
>
> This is the same property conveyed to Henry G. Martin, et ux, by deed of record in Book 3835, Page 956, of the Register's Office for Davidson County, Tennessee.

STATE TAX $ 202.50
PROBATE FEE $ (illegible) TOTAL $
DATE 12-21-84
CHARLES O. HARRISON, REG.
RECEIPT NO. 41896
DEP.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, a one-half undivided interest unto PHILLIP DARRELL SMITH and wife, RONALDA SMITH, as tenants by the entirety, and a one-half undivided interest unto BOYD SMITH, their respective heirs and assigns forever.

SUBJECT to the terms, conditions and matters as shown on the aforementioned described plat of record; and SUBJECT to the utility easements, building set-back lines and any other matters as shown in the recorded plat; and further SUBJECT to restrictive convenants of record in Book 1766, Page 349; Book 3613, Page 464; Book 3186, Page 148; Book 3377, Page 567; Book

3501, Page 635; Book 3613, Page 464; Book 3675, Page 278; and Book 2796, Page 604, all of the Register's Office for Davidson County, Tennessee, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, and they will forever warrant and defend the title thereto against the lawful claims of all persons forever.

POSSESSION will be given within 30 days of this deed. PPS R.R.S HGM Emm

THE GRANTORS make OATH that the fair, cash market value of the real estate herein conveyed is $ 78,000.00 .

IN WITNESS WHEREOF, the GRANTORS have hereunto signed their names on this the 18 day of Decemben, 1984.

Henry G. Martin
HENRY G. MARTIN

Elizabeth M Martin
ELIZABETH M. MARTIN

GRANTORS

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY G. MARTIN and wife, ELIIZABETH M. MARTIN, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal of office on this the 18th day of December, 1984.

Audrey D Painter
NOTARY PUBLIC

My Commission Expires: 9-17-88

AUDREY D. PAINTER NOTARY PUBLIC MONTGOMERY COUNTY

FILE NO. 353
VOL. PG. 2240
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NOTE PG. 228
CHAS. O. HARRISON, REG.
MONT CO, TN. FEE 6.00

DAVIDSON COUNTY, TN
DEC 28 1 50 PM '84
IDENTIF. REFERENCE
I 7 3 2 7 2

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