THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Ray W. Smith, Jr.<br>1305 Debow Street<br>Old Hickory, Tn. 37138 | Same as new owner | Map 53-3<br>Parcel 157<br>4D-41560 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, RAY W. SMITH and wife, ALINE L. SMITH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said RAY W. SMITH, JR. and wife, ROSE MARIE SMITH, hereinafter referred to as 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. 38-26, Section C, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on revised plan recorded April 10, 1951, Book 1835, page 52, in the Regsiter's Office for Davidson County, Tennessee; fronting 57.0 feet on Debow Street, containing 0.17 acres, more or less.

Being the same property conveyed to Ray W. Smith and wife, Aline L. Smith, by deed from James L. Cotham and wife, Betty J. Cotham, of record in Book 6173, page 10, Register's Office, Davidson County, Tennessee.

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 heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows, to-wit:

1. 1985 State and County taxes assumed in full by Grantees without proration.

2. Plan of record in Book 1835, page 52, said Register's Office, shows an Owner's Certificate, a 20 foot easement for utility purposes along the rear and 12 foot utility easement across the middle of said lot.

And We, the GRANTORS, 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.

WITNESS our hands on this the 8th day of November, 1985.

53183

IDENTIFICATION REFERENCE
Nov 15 9 06 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Ray W. Smith
RAY W. SMITH

Aline L. Smith
ALINE L. SMITH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAY W. SMITH and wife, ALINE L. SMITH, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 8th day of November, 1985.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANE M. CATHEY

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $26,168.13.

Ray W. Smith Jr.
Affiant

Sworn to and subscribed before me, this the 8th day of November, 1985.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANE M. CATHEY

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 874

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

26168.13- CONT.
68.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 74.62-
6914A11/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53183

IDENTIFICATION REFERENCE

Nov 15 9 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192113