SEND TAX BILLS TO:
Deatra & Jacquelyn Smith
1611 McEwen Ave.
Nashville, Tn. 37206

THIS INSTRUMENT PREPARED BY
HARSH & KELLY
LAW OFFICES
GALLATIN, TENNESSEE BOOK 6711 PAGE 602

Map 83-6
Par 336 Is

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY-TWO THOUSAND ($42,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, DONALD E. TALBERT AND WIFE, MARY FRANCES TALBERT, have this day bargained and sold and by these presents do hereby transfer and convey unto DEATRA L. SMITH and JACQUELYN SMITH, as tenants in common, share and share alike, their heirs and assigns, the following described lot or parcel of land situated in the City of Nashville, Davidson County, Tennessee, as follows:

BEING Lot No. 13 on the Map of GEORGE SHIELD'S EAST END ADDITION, as of record in Book 57, page 112, in the Register's Office for said County.

SAID LOT 13 fronts 50 feet on the northerly side of McEwen Avenue and runs back between parallel lines, along the westerly margin of Rudolph Avenue, 150 feet to an alley.

BEING the same property conveyed to Donald E. Talbert and wife, Mary Frances Talbert, by deed from W. A. McWhirter and wife, Mary E. McWhirter, dated May 5, 1954 and of record in Book 2278, page 261, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said DEATRA L. SMITH and JACQUELYN SMITH, as tenants in common, share and share alike, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 1985 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations, all visible easements and any and all Restrictions of record.

BOOK 5711 PAGE 603

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said DEATRA L. SMITH and JACQUELYN SMITH, as tenants in common, share and share alike, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

OF SAID CONSIDERATION of FORTY-TWO THOUSAND ($42,000.00) DOLLARS, the sum of Six Thousand Three Hundred ($6,300.00) Dollars has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of Thirty-Five Thousand Seven Hundred ($35,700.00) Dollars, the said DEATRA L. SMITH and JACQUELYN SMITH, have this day executed and delivered their promissory note of even date herewith for said sum, payable to the order of DONALD L. TALBERT and wife, MARY FRANCES TALBERT, secured by a deed of trust of even date executed by said GRANTEES.

WITNESS our hands this the 7th day of November, 1985.

Donald E Talbert
DONALD E. TALBERT

Mary Frances Talbert
MARY FRANCES TALBERT

STATE OF TENNESSEE

BOOK 5711 PAGE 604

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD E. TALBERT AND WIFE, MARY FRANCES TALBERT, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 7th day of November, 1985.

Ann Talbert
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7/29/86

O A T H

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 19 3 10 PM '85

IDENTIFICATION REFERENCE

53810

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jacquelyn Smith
AFFIANT

SUBSCRIBED and sworn to before me, this the 7th day of November, 1985.

Ann Talbert
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7/29/86

6711

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6711 PAGE 605

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

420[illegible].00- CA[illegible]
109.20 CSTAX
.50 PREE
6.00 WDEED
CHECK 115.70-
7679A11/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5381-0

IDENTIFICATION REFERENCE

Nov 18 3 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192865