VIII-K-31 JRR/aw

BOK 50

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED BOOK 7138 PAGE 815

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par.No.
LARRY L. SCHMITTOU	Same	8DA-20720
P. O. Box 23290		Map 91-10
Nashville TN 37202		Par. No. 2

For and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, E. L. SMITH and wife, MARY A. SMITH, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto LARRY L. SCHMITTOU, his heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described on EXHIBIT A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of February 1987.

E. L. Smith
E. L. SMITH

Mary A. Smith
MARY A. SMITH

9414

IDENTIFICATION REFERENCE

FEB 17 2 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

DAVID 124.00 CHECK

1145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jane Williams, a Notary Public of the State and County aforesaid, the within named E. L. SMITH and wife, MARY A. SMITH, 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 at Nashville, Tennessee, this 13th day of February 1987.

Jane Williams Notary Public

My commission expires 9 July 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 42,000.00 .

Affiant

Subscribed and sworn to before me this 13 day of February 1987.

Jane Williams Notary Public

My commission expires: 9 July 1989

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

VIII-K-31/b JRR/aw

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EXHIBIT A

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being the easterly 80 feet front of the southerly 225 feet of the southeasterly part of Lot No. 38 on the Map of the B. F. Cockrill's Farm, of record in Book 161, pages 134 and 135, Register's Office for said County, and being described according to a loan survey prepared by T. R. Sanford, Surveyor, 26 September 1953, as follows, to wit:

BEGINNING in the center of Robertson Avenue at the common corner of Lots Nos. 38 and 39 on the said Plan, said point also being in the centerline of a 40-foot unnamed street at its intersection with the center of Robertson Avenue; thence with the centerline of Robertson Avenue, North 73-3/4° West 80 feet to a point; thence parallel with the easterly line of Lot No. 38, North 5° East 225 feet to a point; thence parallel to the centerline of Robertson Avenue, South 73-3/4° East 80 feet to a point in the easterly line of Lot No. 38, which point is also in the centerline of a 40-foot unnamed street; thence with the centerline of said unnamed street and along the easterly line of Lot No. 38, South 5° West 225 feet to the point of beginning.

Being the same property conveyed to E. L. Smith and wife, Mary A. Smith, by Installment Deed from C. A. Hays and wife, Suzie Hays, as shown of record in Book 4842, page 483, Register's Office for Davidson County, Tennessee.

This is improved property known as 5900 Robertson Avenue, Nashville TN 37209.

150

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

RECEIVED OF _____

FOR _____

BOOK 7138 PAGE 818

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

4[illegible].0- CAMT
114.80 CSTAX
.50 PRFE
9.00 MOE TX
CHECK 124.30+
1 49:02/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 4 1 4

IDENTIFICATION REFERENCE

FEB 17 2 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46498