7584 03/04 112.34- CHECK

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00253952 Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Randolph Smith	THIRD NATIONAL MORTGAGE	MAP 117-4
(NAME) 1507 KIRKWOOD AVENUE	(NAME) P.O. BOX 2628	PARCEL 299
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN.	(STREET ADDRESS) NASHVILLE, TN. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by James Randolph Smith and wife, Betty G. Smith and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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Kenneth Johnson and Elsie White Johnson
~~James Randolph Smith and wife,~~

have this day bargained and sold, and do hereby transfer and convey unto the said Betty G. Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 69.9 feet on the South side of Kirkwood Avenue, formerly Augusta Avenue, and runs back 126.0 feet on the East line and 125.6 feet on the West line, to an alley, measuring 69.9 feet on said alley.

Being the same property conveyed to Kenneth Johnson and Elsie White Johnson by deed from Union Financial Corporation of record in Book 5636, page 496, Register's Office of Davidson County, Tennessee.

0 0 0 8 1 IDENTIFICATION REFERENCE

MAR 4 12 57 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,802.00

Subscribed and sworn to before me this the 27th *day of* February *19* 87

My commission expires 3-11-90 (Affix Seal)

Affiant

Notary Public

This is (unimproved ( ) improved (X)) property, known as 1507 KIRKWOOD AVE., NASHVILLE, TN.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 27th *day of* February *19* 87*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth Johnson
Kenneth Johnson

Elsie Johnson White
Elsie White Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Kenneth Johnson and Elsie White Johnson

the within named bargainor s, *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 _____ *Tennessee, this* ~~27th~~ *day of* February, *19* ~~87~~

_____ *Notary Public*

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

THIS INSTRUMENT PREPARED BY:

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

RECEIVED OF _____

FOR _____

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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

[illegible]- CAMT.
109.84 STTAX
.50 [illegible]
0.00 [illegible]
CHECK 110.34-
7504.00/0.787 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.00 0.8 1-

IDENTIFICATION REFERENCE

MAR 4 12 57 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 52803