Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

28.50

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Oddie Shoupe, etux, etal 113 West Cedar St. Goodlettsville, Tn. 37072	SAME AS NEW OWNER	Map 25-4 Par. 11 GO-15581

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, ELLA NORA SMITH MARTIN, LEILA BELL SMITH GOBER, FRANCES OLIVIA SMITH AVARITT, WILMA HOBSON SMITH AYERS and MYRA WALDEAN SMITH MARTIN, the only heirs at law of Alice W. Smith, deceased, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said SHOUPE REALTORS, a Tennessee Partnership composed of Oddie Shoupe, Stella Shoupe and Darthy Collier, 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:

TRACT NO. 1:
Being Lot No. 5 on an unrecorded map of the John H. Martin property at Goodlettsville, Tenn., described according to a survey made June 3, 1949, by J. R. Scott, Surveyor, as follows: BEGINNING at a point in the north margin of West Cedar Street, which point is 100 feet west of the west margin of an unnamed street and is the common corner of Lots 5 and 6; running thence North 5 deg. W. 135 feet; thence S. 85-1/2 deg. W. 100 feet; thence South 5 deg. E. 137 feet to a point in the north margin of West Cedar Street; thence N. 84-1/2 deg. E. 100 feet to the point of beginning.
Being the same property conveyed to Walter Smith and wife, Alice W. Smith, by deed from John H. Martin and wife, Ella Nora Martin of record in Book 1780, page 308, Register's Office, Davidson County, Tennessee. The said Walter Smith died intestate on November 1, 1971, at the age of 90, the property became vested in Alice W. Smith, and Alice W. Smith died testate on August 6, 1987 at the age of 95, the property became vested in Ella Nora Smith Martin, Leila Bell Smith Gober, Frances Olivia Smith Avaritt, Wilma Hobson Smith Ayers and Myra Waldean Smith Martin by the terms of her Last Will and Testament and by operation of law.

INCLUDED in the above description, but excluded herefrom is that portion of the property conveyed to John H. Martin and wife, Ella Nora Martin by deed from Alice W. Smith, a widow, of record in Book 5351, page 134, Register's Office, Davidson County, Tennessee, described as follows, to-wit:
Being the west 25 feet of Lot No. 5 on an unrecorded map of the John H. Martin property at Goodlettsville, Tennessee, and being more particularly described according to a survey by Viking Surveying, 503 Long Hollow Pike, Goodlettsville, Tennessee, John B. Bates, Surveyor, Tennessee No. 418, dated September 24, 1976,

as follows:
BEGINNING at a iron bolt on the North margin of West Cedar Street, same being the S.W. corner of Lot No. 5 on J. R. Scott survey dated 6/3/49; thence with the West line of Lot No. 5, N 5 deg. W. 137.0 feet to a iron pin; thence N. 85 deg. 30' E. 25.0 feet to a iron pin; thence S. 5 deg. E. (severing old Lot No. 5) 136.5 feet to a iron pin on the North margin of West Cedar Street; thence with the North margin of West Cedar Street, S. 84 deg. 30' W. 25.00 feet to a iron pin, the point of beginning, containing 0.078 acres, more or less.

TRACT NO. 2:
Being the West 30 feet of Lot No. 6 of the John H. Martin property located in the 10th Civil District, Davidson County, Tennessee, on the North Side of West Cedar Street, and more particulary described according to a survey by Viking Surveying, 503 Long Hollow Pike, Goodlettsville, Tennessee, John B. Bates, Surveyor, Tennessee No. 418, dated September 24, 1976, as follows:
BEGINNING at a iron pin on the North margin of West Cedar Street, same being the S.W. corner of Lot No. 6 on J. R. Scott Survey dated 6/3/49; thence with the West line of Lot No. 6 N 5 deg. W. 135.0 feet to a iron pin; thence N 85 deg. 30' E. 30.0 feet to a iron pin; thence S. 5 deg. E 134.8 feet to a iron pin in the North margin of West Cedar Street; thence with the north margin of West Cedar Street S. 84 deg. 30' W. 30.0 feet to a iron pin, the point of beginning, containing 0.09 acres, more or less.
Being the same property conveyed to Alice W. Smith, a widow, by deed from John H. Martin and wife, Ella Nora S. Martin, of record in Book 5351, page 136, Register's Office, Davidson County, Tennessee. The said Alice W. Smith died testate on August 6, 1987 at the age of 95, predeceased by her husband, Walter Smith who died November 1, 1971 at the age of 90, the property became vested in Ella Nora Smith Martin, Leila Bell Smith Gober, Frances Olivia Smith Avaritt, Wilma Hobson Smith Ayers and Myra Waldean Smith Martin by the terms of her Last Will and Testament and by operation of law.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, 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 convey it and warranty that the same is unencumbered, except (1) 1988 State, County and City of Goodlettsville taxes, a lien, prorated between parties and assumed in full by Grantees.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

Frances Olivia Smith Avaritt
FRANCES OLIVIA SMITH AVARITT

Ella Nora Smith Martin
ELLA NORA SMITH MARTIN

Leila Bell Smith Gober
LEILA BELL SMITH GOBER

Wilma Hobson Smith Ayers
WILMA HOBSON SMITH AYERS

Myra Waldean Smith Martin
MYRA WALDEAN SMITH MARTIN

STATE OF FLORIDA)
COUNTY OF Bay)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES OLIVIA SMITH AVARITT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained,

WITNESS my hand and official seal this the 26th day of February, 1988.

Myra W. Dees
NOTARY PUBLIC

Notary Public, State Of Florida At Large
My Commission Expires Jan. 26, 1990

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLA NORA SMITH MARTIN, LEILA BELL SMITH GOBER, WILMA HOBSON SMITH AYERS and MYRA WALDEAN SMITH MARTIN, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3rd day of March, 1988.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Debbie Shoup
Affiant

Sworn to and subscribed before me, this the 3rd day of March, 1988.

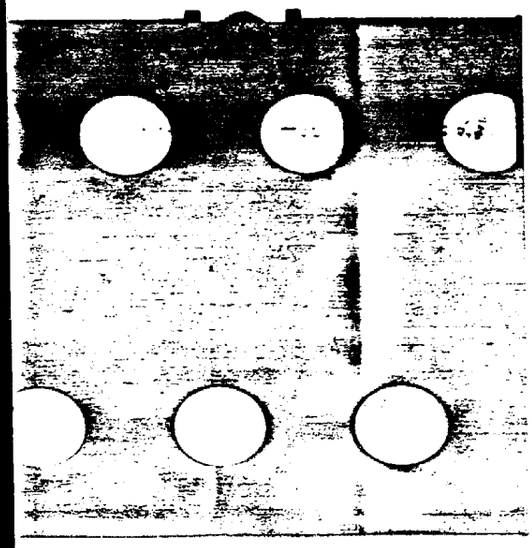
Dianne M. Cathey
NOTARY PUBLIC

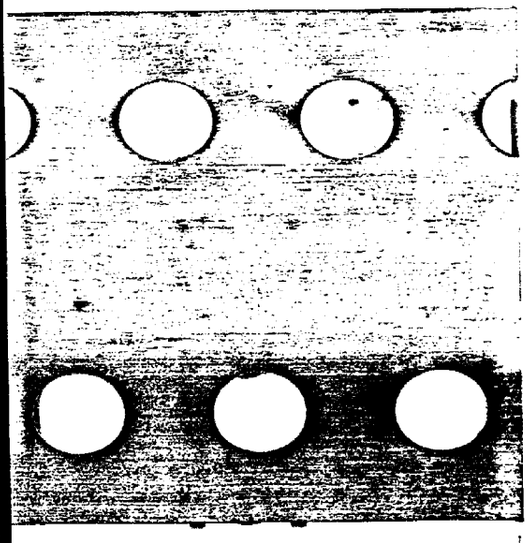
My Commission Expires: 1/25/92

IDENTIFICATION REFERENCE

MAR 7 8 21 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

10277





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7484 PAGE 733

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 100000.00
				CON TX 280.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 289.50
				CHECK 289.50
03/07/88	01			08:22 0001 3128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10277

IDENTIFICATION REFERENCE

MAR 7 8 21 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67805