FILE BOX "7" FILE NO. 23304

BOOK 7605 PAGE 490 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 88

Notary Public

MY COMMISSION EXPIRES: 3-27-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. SMITH et ux	S A M E	104-9-117
(NAME)	(NAME)	
3713 Richland Avenue		26W 02500
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT A. HANUSOVSKY et ux, M. JENNIFER HANUSOVSKY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. SMITH et ux, JANE S. SMITH,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 28 in Block No. 7 on the Plan of the Richland Realty Company's First Subdivision, Division A, a plan of which is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee.

SAID westerly half of Lot No. 28 fronts 50 feet on the southerly side of Richland Avenue and runs back between parallel lines parallel with and 350 feet west of the westerly margin of Craighead Street, 200 feet to the northerly line of Lot No. 27.

BEING the same property conveyed to Robert A. Hanusovsky and wife, M. Jennifer Hanusovsky by deed from Russell Wolfe, III and wife, Pamela Jean Wolfe, of record in Book 7288, page 56, Register's Office for Davidson County, Tennessee.

5 1 4 3 0

IDENTIFICATION REFERENCE

Jul 21 10 44 AM '88

FEE, A.Z. MILLS JR. REGISTER
DAVIDSON COUNTY, TN

9517 07/21 0101 03CHECK 1475.00

This is unimproved ( ) improved (X) property, known as 3713 Richland Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out, and we 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. Wherever 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 15th day of July, 19 88

ROBERT A. HANUSOVSKY

M. JENNIFER HANUSOVSKY

STATE OF TENNESSEE
Davidson County

BOOK 7605 PAGE 491

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT A. HANUSOVSKY and wife, M. JENNIFER HANUSOVSKY,

the 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 Nashville, Tennessee, this 15th day of July, 1988.

Bett C. Moore Notary Public

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 3-8-89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

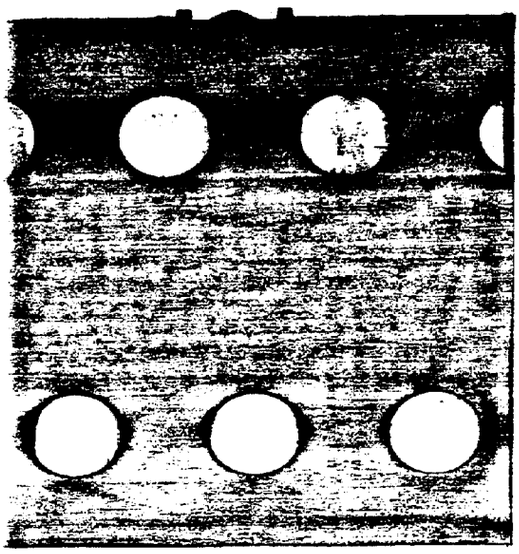
_____ Notary Public

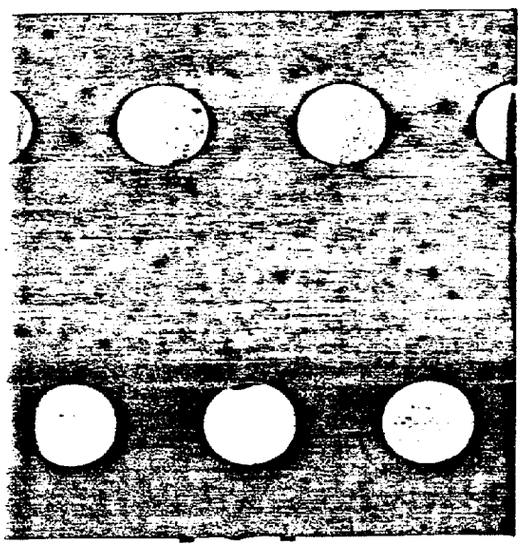
Commission Expires _____

WARRANTY DEED

FROM

TO





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7605 PAGE 492

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 445000.00
				CON TX 1468.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 1475.00
				CHECK 1475.00
07/21/88		01		10:45 0001 9517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51430

IDENTIFICATION REFERENCE

JUL 21 10 44 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 115305