200 Fourth Avenue North
Nashville, TN 37219-2198

MAP, PARCEL OR TAX NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-09-0029.00	Mr/Mrs John W. Titus	New Owner 4605 Twinmont Court Nashville, TN 37215
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	4605 Twinmont Court	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7866 PAGE 938

5920 06/16 0101 03CHECK 2158 0

EDWARD J. SMITH and wife, GLORIA J. SMITH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN W. TITUS and wife, MARIAN DIANE TITUS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plan of Section Three, Seven Hills, as of record in Plat Book 2663, page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward J. Smith, by deed from Helen M. Rodgers, as of record in Book 6489, page 194, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, restrictive covenants of record in Book 2881, page 552, easements and rights of way for public utiliites applicable to this property and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1989 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of June, 19 89

Edward J. Smith

Gloria J. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7866 PAGE 939

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Edward J. Smith and wife, Gloria J. Smith

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, the _____ day of June, 19 89.

My commission expires: 10-9-91

John N. Patt
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 652,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June 19 89

COMMISSION EXPIRES: 10-9-91 (AFFIX SEAL)

John N. Patt
Notary Public

NOTARY PUBLIC AT LARGE

41884

WARRANTY DEED

FROM
EDWARD J. SMITH AND WIFE

TO
JOHN [illegible] AND WIFE

JUN 16 2 59 PM '89

To Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

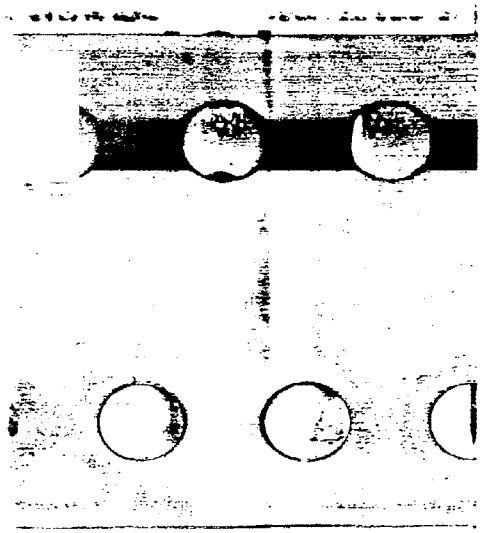
_____ and _____,

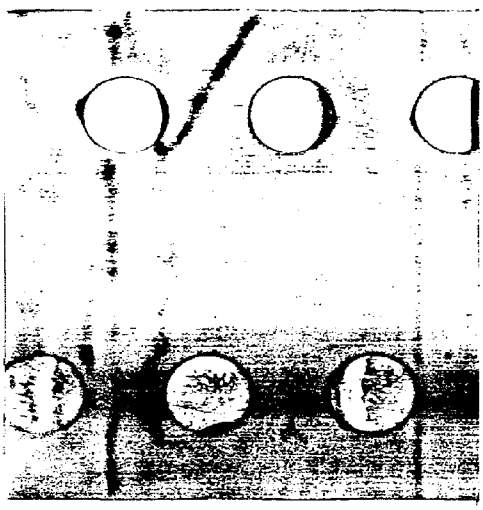
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____





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 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	
				652000.00
			CON TX	2151.60
			PRFEE	0.50
			WDEED	6.00
			TOTAL	2158.10
			CHECK	2158.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/89 01 15:02 0001 5920

41884

IDENTIFICATION REFERENCE

JUN 16 3 00 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 220236