WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND SIX HUNDRED AND NO/100THS. . . . . ($9,600.00) DOLLARS cash in hand paid by VESTER H. SMITH and wife, RUTH HARDISON SMITH, the receipt of which is hereby acknowledged, we, H. CLYDE SMITH and wife, RUBY LYNCH SMITH,

have bargained and sold, and by these presents do transfer and convey unto the said VESTER H. SMITH and wife, RUTH HARDISON SMITH, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 74 on the Map of Donelson Heights, of record in Book 1424, page 35, Register's Office for said County.

Said Lot No. 74 is described as follows: Beginning at a point in the northerly margin of Hasting Road at the common corner of Lots Nos. 73 and 74; thence with the line between said lots northerly 159.9 feet to a point; thence easterly 144.29 feet to the westerly margin of Surrey Road; thence with the westerly margin of the same, southerly 151.25 feet to a concrete monument at the beginning of a curve; thence around said curve, in a southwesterly direction 28.35 feet to another concrete monument in the northerly margin of Hasting Road; thence with the northerly margin of the same, westerly 86.31 feet to the point of beginning.

Being the same property conveyed to H. Clyde Smith and wife, RUBY LYNCH SMITH, by deed from Donelson Homes, Inc., of record in Book 1757, page 595, said Register's Office.

Above property conveyed subject to restrictions in Book 1334, page 453, and in Book 1537, page 481, said Register's Office; the plan in Book 1424, page 35, shows an Owner's Certificate, a 40-foot set-back line from Hasting Road and a 15-foot set-back building line from Surrey Road, and a 10-foot easement along the rear or north line of the lot for public utilities.

Taxes for the year 1950 to be paid by purchaser, the same having been prorated as of date of deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said VESTER H. SMITH and wife, RUTH HARDISON SMITH, their heirs and assigns, forever.

And we do covenant with the said VESTER H. SMITH and wife, RUTH HARDISON SMITH, 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, except as hereinbefore set out.

And we, H. CLYDE SMITH and wife, RUBY LYNCH SMITH, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said VESTER H. SMITH and wife, RUTH HARDISON SMITH, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this first day of July, 19 50



H. Clyde Smith

Ruby Lynch Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Powell, a Notary Public in and for said County and State, the within named H. CLYDE SMITH and wife, RUBY LYNCH SMITH, the bargainors, 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 at office this 6th day of July, 1950

Commission expires July 11, 1953

Louise Powell
Notary Public

NOTARIAL SEAL
LOUISE POWELL NOTARY PUBLIC DAVIDSON COUNTY

FOSTER & PARKES CO., NASHVILLE