REAU E. FOLK, JR., FORM

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 30, 1959, in the original principal sum of $12,100.00, payable to the order of Georgia Securities Investment Corporation in monthly installments of $66.91, including interest at 5½% per annum, said note being secured by a deed of trust executed by Wayne E. Allen and wife, Thelma Mae Allen to C. H. Briley, Trustee, of record in Book 2986, page 405, Register's Office for Davidson County, Tennessee.

WAYNE E. ALLEN and wife, THELMA MAE ALLEN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. T. SMITH and wife, IDA B. SMITH,

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 a part of Tract No. 5 on the Map showing the Subdivision of the Lands of Mary Kyle Dale et al, of record in Book 547, page 67, Register's Office for said County, and described according to a copy of a survey thereof made August 22, 1959, by James A. Hamilton, Jr., Surveyor, as follows: Beginning at a point in the northerly margin of Old Hickory Boulevard 80 feet east of the southeast corner of the land that was conveyed to James C. R. Melvin et al by deed of record in Book 1116, page 305, Register's Office for said County; thence north 26°50' East 200' to a point; thence South63°10'East 52.3 feet to a point,continuing southeasterly around a slight curve 409 feet to a point; thence S27° 46' W200 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, northwesterly around a slight curve, 37.7 feet and N63°10' west 52.3 feet to the point ofbeginning, containing .39 acres more or less.

Being the same property conveyed to Wayne E. Allen and wife, Thelma Mae Allen by deed from William E. Bridges and wife, Betty Ann Bridges, of record in Book 2963, page 13, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 1090, page 700; Book 1133, page 46; Book 2798, page 159, Register's Office for Davidson County, Tennessee.

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 seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except the 1960 taxes which have been assumed by the 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, successors and assigns against the lawful claims of all persons whomsoever.

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 on this, the 16 day of September, 19 60

Wayne E Allen

Thelma Mae Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ben A. Jones, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wayne E. Allen and wife, Thelma Mae Allen,

the bargainor(s), 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 Nashville, Tennessee, this, the 16 day of September, 19 60.

Ben A. Jones
Notary Public

My commission expires: 2-13-62

FS