BK 3707

For and in consideration of the sum of One Hundred ($100.00) and no/100----------

DOLLARS

Cash in hand paid by W. E. Smart and wife, Kate Smart, receipt whereof is hereby acknowledged,
we, T. L. O'Brien and wife, Estelle O'Brien

have bargained and sold, and by these presents do transfer and convey unto the said W. E. Smart and wife, Kate Smart, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land on the westerly side of Old Hickory Blvd., being a part of the same property conveyed to T. L. O'Brien and wife, Estelle O'Brien, by deed from John S. Polk, et ux, as of record in Book 1557, page 620, Register's Office for said County and described according to a survey by S. H. Hutchison, Surveyor, dated June 29, 1963, as follows:

Beginning at an iron stake, the corner between T. L. O'Brien and W. E. Smart on the westerly margin of Old Hickory Blvd; thence south 24° west with Smart's home tract 420 feet to a planted stone in T. L. O'Brien's line; thence north 15° east 230.5 feet to an iron stake at a corner fence stake; thence north 34° east 198 feet, more or less, to a stake on the westerly margin of Old Hickory Blvd; thence with the margin of said Boulevard south 8° east 8 feet, more or less, to the point of beginning.

This property is unimproved and is located on Old Hickory Blvd., R. #2, West Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. E. Smart and wife, Kate Smart, their

heirs and assigns, forever.

And we *do covenant with the said* W. E. Smart and wife, Kate Smart

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.*

And we, the said T. L. O'Brien and wife, Estelle O'Brien,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. E. Smart and wife, Kate Smart, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands *this* 13th *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T. L. O'Brien

Estelle O'Brien

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* T. L. O'Brien and wife, Estelle O'Brien

the within 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* 13th *day of* March, *1964.*

[illegible] *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11-5-1967

No. 23703

WARRANTY DEED

FROM T. L. O'Brien, et ux

TO W. E. Smart, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }

Received for record 9 day of APR A.D. 1964 at 10:52 o'clock A M.
Noted in Book 108 Page 539
Recorded in Book Page
Recording Fee $ 2.00

Leslie Milburn, Register
By [illegible] Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Co.
Am[illegible] Building
S. W. Union
NASHVILLE, TENNESSEE

SEND TAX STATEMENTS TO:
W. E. SMART
OLD HICKORY BLVD. R#3
NASHVILLE, TENNESSEE

PG 509