WARRANTY DEED

BOOK 3903 PAGE 184

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. B. Smith, Jr.		Map 69
(NAME:)	(NAME:)	
3117 Clarksville Highway		Par. 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	13D 10400
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand and no/100 ---------- ($15,000.00) ---------- *DOLLARS*

cash in hand paid by E. B. Smith, the receipt of which is hereby acknowledged,



We, Clarence F. Smith and wife, Margie T. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said E. B. Smith his

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

Land in the 13th. formerly the 23rd, Civil District of Davidson County, Tennessee, situated about five (5) miles westerly from the City of Nashville, on White's Creek and described as follows:
Beginning at a point on the northerly bank of Whites Creek, the southeast corner of a tract of 113-7/10 acres of land designated F. R. Smith on a Plan of the lands of Jesse Smith, deceased, of record on page 462 of Minute Book "C" of the Law Court of Davidson County and a copy of same being of record in Book 56, page 342, Register's Office for said County, said point being also the southwest corner of the Hamilton property; thence running south 53° west 91.4 poles along the northerly bank of said Whites Creek to the southeast corner of a tract of 22-3/10 acres, designated on said plan, T. P. Smith's Heirs; thence north 26¼° west 133 poles along the easterly boundary of said tract, to a stake in a fence, its northeast corner; thence south 27° west 36 poles to a stake, its northwest corner; thence north 10° east 104 poles to an elm, post oak & chinquepin oak, in the westerly boundary of said tract of 113-7/10 acres; thence with same north 28½° west 89.92 poles to a cross mark on a rock, the northwest corner of said tract of 113-7/10 acres, also northeast corner of Robert E. Heel's land, and in the southerly line of a tract of land now owned by John Andrews; thence with Andrews line north 56½° east 7-3/10 poles to a stake in fence corner, south 68° east 25 poles to a stake; thence south 45° east 5.29 poles to a hackberry tree in center of an old county road, the northwest corner of a tract of land conveyed to Felix R. Smith by B. F. Drake and wife, by deed in Book 92, page 462; thence with the north line of said tract north 80½° east 77.88 poles to a rock pile, said Andrews southeast corner in Hamilton's west boundary line; thence with said line south 5½° east 48½ poles to a stone in a gully, the northeast corner of a tract of 113-7/10 acres; thence

still with said Hamilton line south 7° east 110 poles to a stone, and south 23½° east 70¼ poles to the beginning. Said tract is composed of four tracts, viz: one of 12 acres and 39 poles conveyed to F. R. Smith by B. F. Drake and wife, by deed recorded in book 92, page 482; another of 7¼ acres conveyed to him by B. F. Drake by deed recorded in book 56, page 563; another of 7 acres and 23 poles, conveyed to him by H. S. T. Overby and wife, by deed recorded in book 74, page 341, and another of 113-7/10 acres assigned to him as an heir of Jesse Smith, deceased, by decree of the Law Court of Davidson County, entered therein in Minute Book "C", page 460; said land is bounded on the north by the land of John Andrews, east by Hamilton, west by Robt. E. Heel, and on the south by Whites Creek, and contains about 140 acres, be the same, more or less.

Included in the above described property but excluded therefrom are the following four tracts of land:

TRACT NO. 1: Beginning at a stake on the northwesterly margin of West Hamilton Road 500 feet eastwardly from Sewell's line; running thence with said Road northeastwardly 251.57 feet; thence north 33° 15' west 196.07 feet; thence south 56° 45' west 250 feet; thence south 33° 15' east 200 feet to the beginning.
Being the same real property conveyed to E. B. Smith, Jr. by deed from E. B. Smith, Sr. and wife, dated April 11, 1947, filed April 16, 1947, and recorded in book 1470, page 280, Register's Office for said County.

TRACT NO. 2: Beginning at a point 52 feet east of the easterly margin of Highway No. 112, said point being the northeast corner of property conveyed to A. E. Krantz and wife, Agnes Krantz by deed from Sam Henderson and wife, of record in book 1639, page 297, Register's Office for said County; thence with Krantz's east line, south 12° 15' west 217 feet, more or less, to the northeast corner of property conveyed to E. B. Smith and wife, by deed from A. E. Krantz, dated October 3, 1949; thence eastwardly 40 feet to a point; thence northwardly 217 feet to a point 92 feet east of the easterly margin of U. S. Highway No. 112; thence westwardly 40 feet to the beginning.
Being the same real property conveyed to A. E. Krantz and wife, Agnes Krantz, by deed from Emerson B. Smith and wife, dated October 3, 1949, filed October 4, 1949, and recorded in book 1759, page 241, said Register's Office.

TRACT NO. 3: Beginning at a point on the northerly margin of West Hamilton Avenue at the intersection of the northerly margin of said West Hamilton Avenue and the eastern boundary line of a tract of land conveyed to John C. Sewell; thence with the eastern boundary line of said Sewell property north 23° 15' west 1150.7 feet to Sewell's northeast corner; thence with Sewell's line south 30° 30' west 431 feet to a point in the easterly margin of the Clarksville Pike or State Highway No. 112 or U. S. Highway 41-A; thence with the easterly margin of said Pike north 8° 15' east 1073 feet to a point; thence south 81° 45' east 250 feet to a point; thence south 8° 15' west 178 feet to a point; thence south 81° 45' east 750 feet to a point; thence south 8° 15' west 895 feet to a point; thence north 81° 45' west 448.5 feet to a point; thence south 23° 15' east 510 feet, more or less, to a point in the northerly margin of said West Hamilton Avenue; thence with the northerly margin of said West Hamilton Avenue westwardly 53 feet, more or less, to the beginning, containing 18.95 acres, more or less.
Being the same real property conveyed to The Crescent Amusement Company by deed from Emerson B. Smith and wife, dated March 25, 1950, filed March 28, 1950, and recorded in book 1811, page 455, said Register's Office.

TRACT NO. 4: Beginning at a railroad spike on the westerly margin of State Highway No. 112 or the Clarksville Highway, 391 feet southerly from the southern boundary line of the property owned by John Andrews; thence with the westerly margin of said Highway south 7° west 520 feet to an iron pin; thence north 28° 30' west 639.5 feet to an iron pin; thence south 83° east 371 feet to the beginning, containing 2.21 acres, more or less.
Being the same real property conveyed to C. F. Smith by deed from Emerson B. Smith and wife, dated February 9, 1955, filed February 9, 1955, and recorded in book 2342, page 229, said Register's Office.

Said property was devised to Mary E. Smith and children equal parts by will of Emerson Braxton Smith, deceased, probated November 13, 1958, and recorded in Will Book 71, page 121, County Court for said County.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. B. Smith, Jr. his ..... *heirs and assigns, forever.*

And we *do covenant with the said* E. B. Smith Jr ..... *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 ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. B. Smith, Jr. his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* June, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence F. Smith

Marjie L. Smith

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Clarence F. Smith and wife, Margie T. 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 Nashville, Tennessee, this 11 day of June, 19 65.

Alice M. Mahon, Notary Public.

Commission Expires April 25, 1966

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

Mail to E B Smith Jr

WARRANTY DEED

FROM

Clarence F. Smith et ux.

TO

E. B. Smith Jr

23

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

JUN 18 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 18 1965

CT

85341

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 18 9 06 AM '65

NOTED: BOOK 111 PAGE 287
RECORDING FEE $ 3.00
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 3903 PAGE 188