TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
James M. Smart and wife, Nancy B. Smart
(NAME)
216 Riverside Drive
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee 37206
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:
First Federal Savings
(NAME)
Union at Fourth
(STREET ADDRESS)
Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

BOOK 3953 PAGE 633

MAP-PARCEL NUMBERS:
15DA-39562
Map 94-3
Par. 23

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100----------DOLLARS
cash in hand paid by James M. Smart and wife, Nancy B. Smart

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Village Builders, Inc.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Sec. I, Fortland Park, as of record in Book 2663, page 61, Register's Office for said County.

Said Lot No. 18 fronts 85 feet on the westerly side of Riverside Drive, and extends back between parallel lines, 160 feet to a dead line.

Being part of the property conveyed to Village Builders, Inc., by deed from Metropolitan Land Corporation, as of record in Book 3880, page 830, said Register's Office.

This conveyance is made subject to restrictive covenants, easements and set-back lines applicable to said property and taxes for the year 1965 which have been pro-rated and assumed by the purchasers.

This instrument prepared by STEPHENSON, LACKEY & HOLMAN
First Federal Building
Nashville, Tenn. 37219

This is unimproved ( ) improved (X) property, known as 216 Riverside Drive (House Number) (Street) Nashville, Tennessee (P. O. Address:) (City or Town) 37206 (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 caused this instrument to be executed by its duly authorized officers on this the 16 day of November, 1965.

VILLAGE BUILDERS, INC.

Attest: ----------

By: James S. Jones, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, ---------- Notary Public, this and for the State and County aforesaid, personally appeared James S. Jones and ---------- with whom I am personally acquainted and who upon (his oath) (himself) acknowledged to be the President and ---------- respectively of the Village Builders, Inc. the within named bargainor, a corporation, and that (he) as such President and ----------, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James S. Jones as such President, and attesting the same by the said ---------- as such ----------

Witness my hand and official seal at office at Nashville, Tennessee on this the 16 day of November, 1965.

My commission expires APR 13 ----------

Notary Public.

R. E. VORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY
PAID NOV 22 1965
STATE TAX 20.25
PROBATE .50
TOTAL 20.75

TENNESSEE TITLE COMPANY

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

U 4678

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 23 12 PM '65
NOTE BOOK 112 PAGE 770
RECORDING FEE 2.50
DEP. REC. ----------

REGISTER STAMP BELOW

NANCY B. SMART 770

To
JAMES M. SMART AND WIFE,

From
VILLAGE BUILDERS, INC.

13,5
Corporate Warranty Deed

Published by TENNESSEE TITLE CO.
NASHVILLE, TENN
Zone Office
TENNESSEE TITLE INSURERS TITLE INS. CORPORATION

PLEASE MAIL TO - Mr. Jas. M. Smart, 216 Riverside Drive, Nashville, Tenn.