WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Smith and wife,	Fidelity Federal Savings (NAME)	9D-12040
Ada T. Smith (NAME)	401 Union (STREET ADDRESS)	Map 127
Buffalo Creek Road (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 1-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)		

For and in Consideration of the sum of ----------($10.00)----------
----------Ten and No/100---------- DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in the further consideration of Madison Smith and wife, Ada T. Smith, assuming
(1) One note dated November 16, 1960, in the original amount of $25,000.00 (the unpaid balance being approximately $23,312.13) payable to the order of Fidelity Federal Savings & Loan Assn., as described in and secured by deed of trust of record in Book 3170, page 189, R.O.D.C.;
(2) One note, dated April 1, 1964, in the original amount of $25,000.00 (the unpaid balance being approximately $18,775.43) payable to the order of Nashville Bank & Trust Company, as described in and secured by deed of trust of record in Book 3735, page 609, R.O.D.C.; and
(3) One note executed by George W. Nordhaus and wife, payable to the order of Fidelity Federal Savings & Loan Association in monthly installments of $26.66, the unpaid balance being approximately $1,546.28;

We, George W. Nordhaus and wife, Katherine E. Nordhaus have bargained and sold, and by these presents do transfer and convey unto the said Madison Smith and wife, Ada T. Smith their heirs and assigns, Two tracts of land in the 9th Civil District of Davidson County, Tennessee, as follows:

TRACT I:

BEGINNING at a point in the center of Buffalo Creek Road on the dividing line between the lands of Gower and Ewing; thence south 2° 40' west 1281 feet more or less to a stake and post in a new fence on the south line of the Gower lands; thence south 89° east 1121 feet more or less to a stake in the south line of the Gower lands; thence north 23° west 1463 feet more or less to a point in the center of Buffalo Creek Road; thence south 64° west 472 feet more or less with the center of Buffalo Creek Road to the beginning, containing 25.23 acres more or less.

TRACT II:

BEGINNING at a point in the center of Buffalo Creek Road at the Southwest corner of the property conveyed to David L. Kendall and wife, by deed of record in Book 3872, page 609, Register's Office; thence along Kendall's westerly line north 31° west 1200 feet to a point; thence north 2° 40' east 807 feet to a point; thence west 861 feet more or less to a point; thence south 790 feet to a point; thence south 7° 35' east 400 feet to a point; thence south 44° 55' east 1254 feet to a point in the center of Buffalo Creek Road; thence crossing the same, south 19° 30' east 767 feet to a point; thence north 2° 40' east 851 feet to a point in the center of Buffalo Creek Road; thence with the center of the same, north 64° east 265 feet to the point of beginning, containing 42.72 acres more or less.

Being part of the property conveyed to George W. Nordhaus and wife, Katherine E. Nordhaus, by deed from Marianne R. Malone, as of record in Book 2928, page 425, said Register's Office.

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

Likewise transferred herein to Madison Smith and wife, Ada T. Smith, is the amount held in an "escrow account" by Fidelity Federal Savings and Loan Association for the payment of taxes and insurance premiums as they become due.

This conveyance is made subject to restrictions of record in Book 1082, page 661; the deeds of trust of record in Book 3170, page 189, and in Book 3735, page 609, all in the Register's Office for Davidson County; and to taxes for 1965, which have been pro-rated and assumed by the Grantees herein.

This is { unimproved ( ) / improved (X) } property, known as Buffalo Creek Road (House Number) (Street) Nashville (P. O. Address: City or Town) Tennessee (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 Madison Smith and wife, Ada T. Smith their heirs and assigns, forever.

And we do covenant with the said Madison Smith and wife, Ada T. 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 otherwise stated herein.

And George W. Nordhaus and wife, Katherine E. Nordhaus do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Madison Smith and wife, Ada T. Smith, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3rd day of November, 1965

George W. Nordhaus

Katherine E. Nordhaus

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, John J. Archer, a Notary Public in and for said County and State, the within named George W. Nordhaus and wife, Katherine E. Nordhaus

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 3rd day of November, 1965

John J. Archer, Notary Public

Commission Expires April 24, 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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

$45,000.00

WARRANTY DEED

FROM

GEORGE W. NORDHAUS & WIFE,

KATHERINE E. NORDHAUS

TO

MADISON SMITH AND WIFE,

ADA T. SMITH

STATE TAX $ 67.50
PROBATE .50
TOTAL $ 68.00

NOV 3 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 3 1965
ET

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 3 2 52 PM '65

NOTED BOOK 1112 PAGE 178
RECORDING FEE $ 2.50
DEP. REG.

04861

BOOK 3954 PAGE 117

Attorneys
TITLE COMPANY, INC.
SHVILLE, TENN.

200

File First Federal