BOOK 4053 PAGE 357

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard B. Smith	Howard B. Smith	8D-72875
(NAME:)	(NAME:)	
6566 Rolling Fork Drive	6566 Rolling Fork Drive	Map 129-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par. 16
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Howard B. Smith and wife, Agnes H. Smith, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James J. Keras and wife, Catherine C. Keras,

have bargained and sold, and by these presents do transfer and convey unto the said Howard B. Smith and wife, Agnes H. Smith, their

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

Being lot No. 885 on the Plan of West Meade Farms, Inc., Section XI, of record in book 2331, pages 102 and 103, Register's Office for said County.
Said lot No. 885 fronts 152 feet on the northwesterly side of Rolling Fork Drive and runs back between parallel lines 578 feet to a dead line.
Being the same real property conveyed to James J. Keras and wife, Catherine C. Keras, by deed from J. N. Franks, Jr. and wife, of record in book 2961, page 629, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 150-foot building setback line from Rolling Fork Drive and conditions of owners certificate, as shown on plan of record in book 2331, pages 102 and 103, and by instrument of record in book 2696, page 570, Register's Office for Davidson County, Tennessee, the setback line was reduced to 130 feet; and to restrictive covenants contained in an instrument of record in book 2493, page 247, said Register's Office.

unimproved ( ) This is improved (X) property, known as 6566 Rolling Fork Drive (House Number) (Street) Nashville, Tennessee 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 Howard B. Smith and wife, Agnes H. Smith, their *heirs and assigns, forever.*

And we *do covenant with the said* Howard B. Smith and wife, Agnes H. 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 for taxes for the year 1966 which are prorated.

And we, James J. Keras and wife, Catherine C. Keras *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Howard B. Smith and wife, Agnes H. Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 2nd *day of* September, 1966, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James J. Keras

Catherine C. Keras

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, James J. Keras and wife, Catherine C. Keras,

the within named 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 2nd day of September, 1966.

Alice McMahon Notary Public

Commission expires April 26, 1970

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.....

Return to
GUAR. TITLE

$26,500.00
G-190675

WARRANTY DEED

FROM

James J. Keras, et ux

TO

Howard B. Smith, et ux

STATE TAX $ 397.50
PROBATE
TOTAL $ 402.25

SEP 2 1966

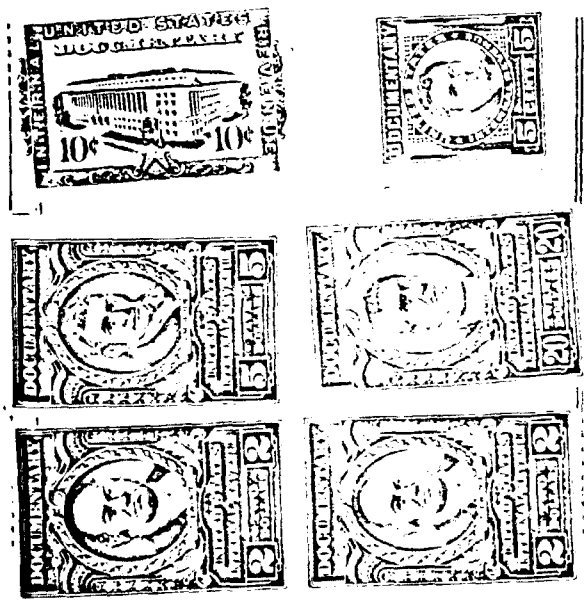
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID SEP 67 1966

42296

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 2 3 31 PM '66
NOTE BOOK 114 PAGE 780
RECORDING FEE $ 2.00
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