BOOK 4126 PAGE 425

This Instrument Was Prepared By
DENNEY, LEFTWICH, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee

WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. B. Smith, Jr. (NAME)	same (NAME)	Map 81
3117 Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by E. B. Smith, Jr., the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Ben West and Earl Hutcheson, as Trustees under the will of William Frank Hagey,

.....have bargained and sold, and by these presents do transfer and convey unto the said

E. B. SMITH, JR.,

.....his.....heirs and assigns, ~~XX~~ two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I: Being part of Lot No. 2 on the Plan of the Ankenbauer Lands, as of record in Book 64, page 301, Register's Office for said County, and being Tracts Nos. 2 and 3 and parts of Tracts Nos. 1 and 4, as shown on a survey of John M. Sullivan, dated July 1948, as follows: Beginning at a point in the north margin of U.S. Highway 41-W, 150 feet west of the northwest corner of the intersection of said Highway and 26th Avenue North, being the southwest corner of the property conveyed to Elwood G. Gerber et ux, in Book 2086, page 439; thence along the margin of said Highway, north 59° 29' west 99.3 feet; north 57° 12' west 163.6 feet; north 56° 39' west 497.3 feet, the southeast corner of the property conveyed to E. B. Smith, Jr. of record in Book 3920, page 888, Register's Office for said County; thence along Smith's east line north 33° 21' east 158 feet; thence south 61° 39' east 306.9 feet; thence south 59° 21' east 100.1 feet; thence south 60° 07' east 165.1 feet; thence south 61° 18' east 215.2 feet to a point in the westerly margin of 26th Avenue North; thence along said margin south 3° 05' west 91 feet, more or less, to a point, the northeast corner of said property conveyed to Elwood G. Gerber et ux, of record in Book 2086, page 439, said Register's Office; thence along Gerber's north line north 59° 29' west 150 feet to a point; thence along Gerber's west line south 3° 05' west 150 feet to the point of beginning.

STATE TAX $ .50
PROBATE .50
TOTAL $ .50

MAY 1 1967

PAID MAY 1 1967

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

Tract II: Being part of Tract 7 of the Ankenbauer Lands, as divided in the Chancery Court under Rule No. 65611, and described according to a survey made by Parrish Engineers, Inc., dated February 28, 1967, as follows:

Beginning at a railroad spike in the south margin of Clarksville Highway, being State Highway No. 112, at the most easterly boundary of Lot No. 7 as shown on the Plan above referred to; said point being 275 feet westerly from 26th Avenue North; thence leaving said Highway and along the southerly line of said Tract 7, as follows: north 79° 37' west 233.85 feet to an iron stake; thence north 77° 46' west 211.15 feet to an iron stake at the corner of the Mid Ten Oil Company property; thence with said Oil Company property north 33° 30' east 166.95 feet to an iron stake in the southerly margin of Clarksville Highway; thence with the margin of the same south 56° 30' east 247.50 feet to a point; and continuing with said margin south 56° 55' east 164.50 feet to the point of beginning, containing 35,047 square feet or 0.81 acres.

This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) _____ (Street) _____ P. O. Address: _____ (City or Town) _____ (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 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, Ben West and Earl Hutcheson, as Trustees under the will of William Frank Hagey, do further covenant and bind ourselves, our successors and assigns, 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 26th day of April, 1967

Ben West

Earl Hutcheson

Trustees under the will of
William Frank Hagey

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Carol M Summers, a Notary Public in and for said County and State, the within named Ben West and Earl Hutcheson, as Trustees under the Will of William Frank Hagey,

the 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 26 day of April, 1967.

Carol M Summers, Notary Public

Commission Expires May 22, 1970

NOTARY PUBLIC ... TENN.

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named [illegible] as [illegible]

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

$104,000.00

WARRANTY DEED

FROM

BEN WEST AND EARL HUTCHESON AS TRUSTEES UNDER THE WILL OF WILLIAM FRANK HAGEY

TO

E. B. SMITH, JR.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

69756

MAY 1 10 26 AM '67

RECORDING FEE $ 2.20

DEP. REG.

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Atto

