This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney.
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 197008

BOOK 4139 PAGE 474 REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 146-8 Par. 110	Mr/Mrs Ben Smith 4915 Trousdale Drive Nashville, Tennessee	new owners
FIELD BOOK NUMBER(S) 6D-28345	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4915 Trousdale Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FRED A. LESTER and wife, ERA LESTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BEN SMITH and wife, ALICE ALMA SMITH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 252 on the Map of Crieve Hall Estates, Section Three, as of record in Book 2133, page 59, as corrected in Book 2241, page 640.

Said Lot No. 252 fronts 95 feet on the west side of Trousdale Drive and runs back between lines, 189.3 feet on the north line and 220 feet on the south line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Fred A. Lester and wife, Era Lester, by deed from John A. Aeschliman, III and wife, as of record in Book 2963, page 163.

This conveyance is made subject to restrictions of record in Book 2154, page 326.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1967 Metro Taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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 hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of June, 1967.

Era Lester
Era Lester

Fred A. Lester
Fred A. Lester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4139 PAGE 475

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred A. Lester and wife, Era Lester,

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, the 6th day of June, 19 67.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

12,250

WARRANTY DEED
REF: hs

FROM
FRED A. LESTER and wife

TO
BEN SMITH and wife

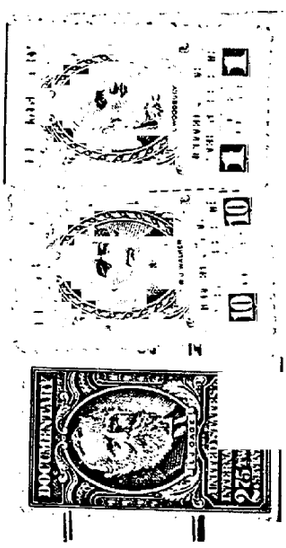
MEDLIN REALTY CO.

74806

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 8 9 44 AM '67

NOTED: BOOK 116 PAGE 557
RECORDING FEE $ 2.50
DEP. REG. _____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____ such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

PAID JUN 8 - 1967
DAVIDSON COUNTY, TENN.
R. E. WORRALL
COUNTY COURT CLERK

STATE TAX $ 85.50
PROBATE $ 1.00
TOTAL $ 86.50