This instrument was prepared by Robert C. Taylor, Attorney, of Taylor & Schlater, L & C Tower, Nashville, Tennessee

BOOK 4214 PAGE 704

Send Tax Notices to:

Mr. Alden H. Smith, Jr.
Chickering Lane
Nashville, Tennessee 37205

Map - Parcel Numbers:
Map 144-13
P 17
Par. 17

mc

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is acknowledged, I, SARAH R. SHARP, have bargained and sold, and by these presents do transfer and convey unto ALDEN H. SMITH, JR., and wife, GAYLE ELAM SMITH, their heirs and assigns, the following described parcel of real estate in the City of Forest Hills, Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Chickering Estates, Section I, as of record in Book 2663, pages 86 and 87, Register's Office for said County, and more particularly described as follows:
>
> Lot No. 18 begins at an iron pin in the easterly margin of Chickering Lane, being the common northwest corner of Lots Nos. 18 and 19 on the Plan of Chickering Estates, Section I; and thence northerly 296.8 feet to a concrete monument, the beginning of a curve; thence around said curve 32.1 feet in a northeasterly direction to another concrete monument; thence easterly 282 feet to a monument with an iron pin set therein; thence South 32° 6' West 308.3 feet to a concrete monument; thence North 82° 18' West 35 feet to another concrete monument; thence South 86° 42' West 35.8 feet to a monument with an iron pin set therein; thence westerly 257.8 feet to the point of beginning.
>
> Being the same property conveyed to Sarah R. Sharp by deed from Campbell Realty Company, Inc., of record in Book 4153, page 846, Register's Office for said County.

The parcel of real estate conveyed herein is unimproved and is shown on the tax records as _____ Chickering Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with the improvements and appurtenances, estate, title and interest thereunto belonging to the said Alden H. Smith, Jr., and wife, Gayle Elam Smith, their heirs and assigns forever.

I covenant that I am lawfully seized and possessed of said property in fee simple, have a good right to convey it, and

that the same is unencumbered except for a certain vendor's lien retained in the deed of record in Book 4153, page 846, to secure payment of a note dated June 3, 1967, for the sum of $8,080, and by certain restrictive covenants of record in Book 2810, page 5, as amended in Book 3096, page 210, in the Register's Office for Davidson County, Tennessee.

I further covenant that I will forever defend the title to said property to the said Alden H. Smith, Jr., and wife, Gayle Elam Smith, their heirs and assigns, against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee, this February 7th, 1968.

STATE TAX $ 35.62
PROBATE .50
TOTAL $ 36.12
FEB 26 1968
FELIX Z. WILSON, II
REGISTER
COURT OF TENNESSEE

Sarah R. Sharp
SARAH R. SHARP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas W. Schlater, a Notary Public in and for said County and State, the within named Sarah R. Sharp, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1968.

Thomas W. Schlater
Notary Public

My commission expires: 10-21-68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,750.00.

Sarah R. Sharp
Affiant

Subscribed and sworn to before me this 7th day of February, 1968.

Thomas W. Schlater
Notary Public

My commission expires: 10-21-68

FEB 26 4 06 PM 68
RECORDING FEE 3.00
DEP. REG.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

07126