This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4259 PAGE 477

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John A. Reed et ux | Same | 5D - 38516 |
| (NAME) | (NAME) | |
| 383 Ocala Drive | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tenn 37211 | | |
| (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 and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Wilson D. Smith and wife, Erline J. Smith,
*have this day bargained and sold, and do hereby transfer and convey unto the said*
John A. Reed and wife, Bessie Clark Reed,
their *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said lot fronts 90 feet on the south side of Ocala Drive and runs back 300 feet on the west line and 278.38 feet on the east line, to a dead line in the rear on which it measures 130.25 feet.

Being the same property conveyed to Wilson D. Smith and wife, Erline J. Smith, by deed from Hillview Co., a Tennessee corporation, as of record in Book 3251, page 537, said Register's Office.

This conveyance is made subject to (1) Restrictions filed for record May 4, 1959, in Book 2904, page 51; and (2) the recorded plan shows an Owner's Certificate, a 30-foot set-back line from Ocala Drive, a 10-foot easement for public utilities along the south rear line and an anchor easement 2.5 x 20 feet on Ocala Drive at the east front corner.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 9th day of August, 19 68

Affiant

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 383 Ocala Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said*
John A. Reed and wife, Bessie Clark Reed,
their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*
We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John A. Reed and wife, Bessie Clark Reed,
their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand S this* ninth *day of* August, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilson D. Smith

Erline J. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Wilson D. Smith and wife, Erline J. Smith,

*the within named 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* 9th *day of* August, *19* 68.

Notary Public

*Commission expires* My Commission Expires Oct. 31, 1971

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* .....

| | | | | | |
|---|---|---|---|---|---|
| AUG 14 68 | CONV | 21,000.00 | | | |
| AUG 14 68 | S'TAX | | A* | 54.60 | |
| AUG 14 68 | PR'FEE | | A* | .50 | |
| AUG 14 68 | W'DEED | | A* | 3.00 | * 58.10 |

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

G-205288-TIC

WARRANTY DEED

FROM
WILSON D. SMITH et ux

TO
JOHN A. REED et ux

A 08969

IDENTIF. REFERENCE

AUG 14 8 43 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE