THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4282 PAGE 14

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. James H. Smith (NAME)	Dobson & Johnson, Inc. (NAME)	Map 105-13
926 Bradford Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Bldg. (STREET ADDRESS)	Pc. 316
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by James H. Smith and wife, Lula H. Smith, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Walter H. Austin and wife, Olien B. Austin

have this day bargained and sold, and do hereby transfer and convey unto the said

James H. Smith and wife, Lula H. Smith

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Waldkirch's Subdivision, as of record in Book 421, page 90, Register's Office for said County.

Said Lot No. 28 fronts 71.9 feet on the northerly side of Caroline Avenue, now Bradford, and runs back between lines, 160 feet to an alley, on which it measures 73-1/4 feet, the west line of the lot running back along the easterly margin of 10th Avenue South.

Being the same property conveyed to Walter H. Austin and wife, Olien B. Austin by deed from James M. Haiman, unmarried, as of record in Book 1787, page 356, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,400.00

Subscribed and sworn to before me, this the 25th day of October 19 68

Affiant Barbara Ferguson

My commission expires: 11-30-70 (Affix Seal)

Notary Public Thelma R. Williams

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James H. Smith and wife, Lula H. Smith

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*

James H. Smith and wife, Lula H. Smith, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25th *day of* October, 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.*

X Walter H. Austin
Walter H. Austin

X Olien B. Austin
Olien B. Austin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Thelma R. Williams *, a Notary Public in and for said County and State,* Walter H. Austin and wife, Olien B. Austin

*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* 25th *day of* October *, 19* 68

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

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 .....

OCT28'68	CONV	15,400.00			
OCT28'68 S'TAX			B*	40.04	
OCT28'68 PR'FEE			B*	.50	
OCT28'68	W'DEED		B*	3.00	* 43.54

WARRANTY DEED

FROM

WALTER H. AUSTIN, ET UX

TO

JAMES H. SMITH, ET UX

A 18709

IDENTIF. REFERENCE

OCT 28 12 06 PM '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

DOBSON & JOHNSON, INC.