This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Smith et ux (NAME)	Prudential Insurance Co. (NAME)	11D - 40760
209 Cunniff Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	BOOK 4308 PAGE 970
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	Jacksonville 3, Florida (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the herein Grantees, and other good and valuable consideration, the *Dollars,* receipt of which is hereby acknowledged, and for the further consideration of Grantees assuming and agreeing to pay the balance owing under Deed of Trust executed by Clifford W. Flaherty and wife, Mary K. Flaherty, to R. Bruce Robertson, Jr., Trustee, of record in Book 3960, page 761, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $18,800.00, payable as therein specified,

we, Clifford W. Flaherty and wife, Mary K. Flaherty,

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Smith and wife, Shirley F. Smith,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, as amended by Surveyors Certificate of record in Book 3956, page 688, Register's Office for said County, described as follows:

BEGINNING at the south margin of Cunniff Parkway at the corner of Lots Nos. 14 and 15; thence east with said Parkway, 162.5 feet to a concrete monument; thence with a curve in a southwesterly direction, 37.77 feet to a monument in the westerly margin of Nella Drive; thence with said Drive in a southerly direction along a curve, 122.5 feet to the corner of Lots Nos. 15 and 16; thence in a westerly direction along the dividing line of said Lots, 283.35 feet to a point in the east line of Lot No. 14; thence north with the line between Lots Nos. 14 and 15, 269.1 feet to the point of beginning.

Being the same property conveyed to Clifford W. Flaherty and wife, Mary K. Flaherty, by deed from Mortgage Guaranty Insurance Corporation, of record in Book 3960, page 759, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 5th day of Febuary 1969

Affiant Thomas M Moore

My commission expires: Oct. 28 1972 (Affix Seal)

Notary Public Thomas D. Guyton

This is (unimproved ( ) / improved (X)) property, known as 209 Cunniff 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 belonging to the said James L. Smith and wife, Shirley F. 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,* except for abovementioned Deed of Trust.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James L. Smith and wife, Shirley F. Smith, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 5th day of Febuary, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clifford W. Flaherty

Mary K. Flaherty

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas D. Gupton, *a Notary Public in and for said County and State,* Clifford W. Flaherty and wife, Mary K. Flaherty,

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* 5 *day of* February, *19* 69

Thomas D. Gupton *Notary Public*

Commission expires Oct 28, 1972

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 .....

Mayne & Gupton Realty
1114 Gallatin Rd. North
Madison, Tenn. 37115

WARRANTY DEED

FROM

CLIFFORD W. FLAHERTY et ux

TO

JAMES L. SMITH et ux

A 29687

IDENTIF. REFERENCE

Feb 10 8 53 AM '69

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

FEB 10 69	CONV	23,500.00				
FEB 10 69	S'TAX		B*	61.10		
FEB 10 69	PR'FEE		B*	.50		
FEB 10 69	W'DEED		B*	3.00	*	64.60