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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 1969.

Notary Public

MY COMMISSION EXPIRES: 5-3-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney, 731 Stahlman Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoyt L. Smith, et ux (NAME)	First and Mid-South Mortgage Company (NAME)	3D-60822
916 McCrory Creek Road (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	108-2-99
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Carney and wife, Edith A. Carney,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hoyt L. Smith and wife, Emogene H. Smith,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot N. 58 on the Plan of Shadybrook Subdivision, Section 3, as of record in Book 3106, page 151, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 75.0 feet on the westerly side of McCrory Creek Road and extends back 355.3 feet, more or less, on the northerly line and 414.2 feet, more or less, on the southerly line to the center line of a creek, measuring 90 feet more or less thereon, the northerly line passing a witness monument at 305.5 feet and the southerly line passing a witness monument at 367.2 feet, and measuring 97.1 feet along the witness line between said monuments.

BEING the same property conveyed to James A. Carney and wife, Edith A. Carney, by deed from Stanly T. Snodgrass, Trustee, of record in Book 4253, page 365, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to Restrictive Covenants of record in Book 3765 page 560 and the Plan of record in Book 3106, page 151, Register's Office for Davidson County, Tennessee, which shows a 30-foot minimum building setback line from McCrory Creek Road and an easement for public utility and drainage purposes along the rear line of said lot extending easterly from center line of McCrory Creek 60 feet more or less on the northerly line and 57 feet more or less on the southerly line and a 2.5 feet utility anchor easement located on the northeast corner of said lot and an easement for flow of creek; and rear portion of property is below high water mark of 446.7 feet above mean sea level, and conditions of Owner's Certificate.

unimproved ( )
This is improved (XX) property, known as 916 McCrory Creek Road, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of September, 1969

James A. Carney

Edith A. Carney

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty Ezell, a Notary Public in and for said County and State, the within named James A. Carney and Edith A. Carney

the bargainors, 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 9 day of Sept. 1969

Commission expires 2/8/72

Betty Ezell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James A. Carney, et ux

TO
Hoyt L. Smith, et ux

A 55158

IDENTIF. REFERENCE

SEP 23 3 06 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to: Winfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tenn. 37219

SEP 23 69	CONV	14,750.00				
SEP 23 69	S'TAX		A*	38.22		
SEP 23 69	PR'FEE		A*	.50		
SEP 23 69	W'DEED		A*	3.00	*	41.72