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This instrument prepared by:
Dan H. Jordan
427 Stahlman Bldg
Nashville, Tenn

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00.

James H. Barton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April 1970.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dan H. Jordan (NAME) 427 Stahlman Building, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Smith (NAME)	Joe A. Smith (NAME)	
Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	Bidwell Road (STREET ADDRESS)	
Joelton, Tennessee (CITY) (STATE) (P. O. ZIP)	Joelton, Tennessee (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 H. Barton and wife Nerine D. Barton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe A. Smith and wife Betty J. 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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 28 on a survey of Division No. 1, H. T. Hays Tract, described according to a survey made by D. E. Boner, and E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road, north 2° 30' east 4300 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2° 30' east 150 feet; thence north 87° 30' west 791.65 feet; thence south 2° 29' west 150 feet; thence south 87° 30' east 791.61 feet to the beginning, containing 2.72 acres, more or less.

Being the same property conveyed to James H. Barton and wife, Nerine D. Barton, by deed from Alberta Hester Hays, of record in Book 4101, page 586, said Register's Office.

This conveyance is made subject to Restrictive Covenants of record in Book 3572, page 3, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Bidwell Road, Nashville, Tennessee
(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 1 day of April, 1970

James H. Barton

Nerine D. Barton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James H. Barton and wife Nerine D. Barton

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of April 19 70

Commission expires Feb 1972

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

TO

A 75214

IDENTIF. REFERENCE

APR 22 12 36 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 22 70	CONV	*3,500.00				
APR 22 70	S'TAX		A*	9.10		
APR 22 70	PR'FEE		A*	.50		
APR 22 70	W'DEED		A*	3.00	*	12.60