THIS INSTRUMENT PREPARED BY
MacFARLAND-REED & KINNARD
Attorneys At Law
Lebanon, Tennessee 37087

MAP 124
PAR 17
TS

BOOK 4415 PAGE 855

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Two Hundred Fifty ($12,250.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, James T. Bradford, Jr., and wife, Betty J. Bradford have this day bargained and sold and do by these presents transfer and convey unto Irene M. Smith, her heirs and assigns, forever in fee simple, a certain tract or parcel of land, together with all of the improvements and appurtenances thereunto belonging, lying and being situate in the 4th. Civil District of Davidson County, Tennessee which is more particularly described as follows, to-wit:

> Being bounded generally on the North by Pugh Road, East by Pugh Road, South by Lenning and West by Smith. Being further described according to the survey of Petty & Petty, Carthage, Tennennessee, dated April 16, 1970, shown recorded in Plat Book ____, Page ____, in the Register's Office of Davidson County, Tennessee, which plat shows three (3) tracts thereon, but is described herein as a single tract by the entire perimeter on the South margin of Pugh Road, SOuth 84° 15' East 969 feet to a point in said margin, thence with said margin south 60° 35' East 124 feet to a point in said margin, thence SOuth 33° East 119 feet to a point in said margin, thence South 18° East 73 feet to a point in said margin, thence South 1° 34' West 237 feet to a point in said margin, thence South 13° 38' West 44 feet to a point, the southwest corner of this property; thence North 79° 15' West 186 feet to a point, thence North 85° 53' West 172 feet to a point, thence South 89° 57' West 124 feet to a point, thence South 85° 45' West 100 feet to a point, thence North 85° 35' West 228 feet to a point, thence North 89° 28' West 363 feet to a point, the southwest corner of this property; thence North 2° 41' East 547 feet to the point of beginning and containing 13.25 acres, according to said survey and plat.

TO HAVE AND TO HOLD said above described property unto the said Irene M. Smith, her heirs and assigns, forever in fee simple.

New owner:
Irene M. Smith
Rt 1 Box 430
Hermitage, Tenn.

Jay Bills
Irene

WE COVENANT that we are lawfully seized and possessed of said property; that we have a good and lawful right to transfer and convey the same; that the same is free, clear and unencumbered, and that we will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

The grantees will assume all 1970 property taxes and will pay said taxes when due, and possession is granted with this deed.

WITNESS our signatures hereto on this the 5th day of May, 1970.

James T. Bradford Jr.
James T. Bradford, Jr.

Betty J. Bradford
Betty J. Bradford

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $12,250.00 Affiant Irene M. Smith
Subscribed and sworn to before me this 7 day of May 1970
Deputy Register B Rumble

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Douglas Hobbs, a Notary Public in and for the aforesaid County and State, the within named James T. Bradford, Jr., and wife, Betty J. Bradford, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of May, 1970.

Douglas Hobbs
Notary Public

My commission expires:
Oct. 27, 1973

A 7671 0

DOUGLAS HOBBS NOTARY PUBLIC
IDENTIFY REFERENCE
MAY 7 10 00 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|---|
| MAY-70 | CONV | 12,250.00 | | | | |
| MAY-70 | S'TAX | | A* | 31.72 | | |
| MAY-70 | PR'FEE | | A* | .50 | | |
| MAY-70 | W'DEED | | A* | 3.00 | * | 35.22 |