Buyer
Donald A. Smith
1308 Dickerson Rd
Nashville, Tenn

Tax Bills
Same

This instrument prepared by:
Porter & Spann, Attorneys
310 Philfre Court Building
Nashville, Tennessee 37217

BOOK 4450 PAGE 766

Map. 68
Par. 6
PW

DEED

OCT-8[illegible] MISC A* 4.50 * 4.50

THIS DEED OF CONVEYANCE EXECUTED AND DELIVERED BY JUNE C. SMITH, HEREINAFTER CALLED THE GRANTOR, TO DONALD A. SMITH, HEREINAFTER CALLED THE GRANTEE.

WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, THE SAID GRANTOR, HAVE THIS DAY BARGAINED AND SOLD AND DO BY THESE PRESENTS HEREBY SELL, TRANSFER AND CONVEY UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, ALL MY RIGHTS, TITLE AND INTEREST, BEING AN ESTATE BY THE ENTIRETY, IT BEING MY INTENTION TO VEST IN THE GRANTEE A FEE SIMPLE TITLE AS PROVIDED FOR IN SECTION 64-110 OF T. C. A., IN AND TO A CERTAIN TRACT OR PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A PART OF TRACT 3 OF MRS. ELLEN SIMPKINS HOME PLACE, AS OF RECORD IN BOOK 547, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, THAT IS ON THE NORTH SIDE OF HYDES FERRY PIKE, AS NOW LOCATED; A PART OF OLD HYDES FERRY PIKE ABANDONED, AND A STRIP BETWEEN THE OLD HYDES FERRY PIKE AND THE NEW NORTH MARGIN OF HYDES FERRY PIKE, AND DESCRIBED FROM A SURVEY OF JAMES A. HAMILTON, JR., SURVEYOR, DATED NOVEMBER 20, 1954, AS FOLLOWS:

BEGINNING ON THE NORTH MARGIN OF HYDES FERRY PIKE AS NOW LOCATED IN THE LINE BETWEEN TRACTS 2 & 3 ON SAID SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID TRACTS, NORTH 3° 15' EAST 2038 FEET TO THE NORTHEAST CORNER OF TRACT 3; THENCE WITH THE NORTH LINE OF SAID TRACT, NORTH 89° 30' WEST 717 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE WITH THE WEST LINE

OF SAID TRACT 3, SOUTH 3° 15' WEST 2246 FEET TO THE NORTH MARGIN OF NEW HYDES FERRY PIKE; THENCE WITH THE NORTH MARGIN OF SAID PIKE, IN AN EASTERLY DIRECTION, 740 FEET MORE OR LESS, TO THE BEGINNING, CONTAINING 35 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DONALD A. SMITH AND WIFE, JUNE C. SMITH, BY DEED FROM MILUS MILTON PHILLIPS AND WIFE, KATHERINE MORRIS PHILLIPS, OF RECORD IN BOOK 4253, PAGE 704, BOTH IN SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD THE PREMISES AFORESAID TOGETHER WITH ALL THE APPURTENANCES AND IMMUNITIES THERETO BELONGING UNTO THE SAID GRANTEE, HEIRS AND ASSIGNS FOREVER, AND THE GRANTOR COVENANTS WITH THE GRANTEE HEIRS, AND ASSIGNS: (1) THAT SHE IS LAWFULLY SEIZED IN FEE OF SAID PREMISES; (2) THAT SHE HAS A GOOD AND PERFECT RIGHT TO MAKE THIS COVENANT; (3) THAT SAID PREMISES ARE UNINCUMBERED; AND (4) THAT SHE WILL WARRANT AND DEFEND THE TITLE IN AND TO SAID PREMISES AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER.

DONE AT NASHVILLE, THIS THE 7 DAY OF October, 1970.

June C. Smith

JUNE C. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Robert F. Spann A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JUNE C. SMITH, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN DEED INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 7th DAY OF October, 1970.

Robert F. Spann

NOTARY PUBLIC
MY COMMISSION EXPIRES 2-26-73.

ROBERT F. SPANN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None .

Donald A Smith

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 1970.

Robert F. Spann

Notary Public

ROBERT F. SPANN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

A 92465

IDENTIF. REFERENCE

Oct 8 9 24 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.