THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

BOOK 4451 PAGE 194

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
W. L. Bainbridge Company (NAME)	same (NAME)	Map 69
119 Union St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt Par. 40
Nash. Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by W. L. Bainbridge Company and other good and valuable considerations, the receipt of which is hereby acknowledged.

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We, E. B. Smith, Jr., Sidney A. Smith and Mary E. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said W. L. Bainbridge Company,

its successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 13th Civil District, described according to a survey made by James L. Murphy, Jr. and Company, dated September 26, 1970 as follows:

Beginning at a point in the northerly margin of West Hamilton Avenue at the southeast corner of the property conveyed to E. B. Smith, Jr. by deed from E. B. Smith, Sr. et ux, of record in Book 1470, page 280, R.O.D.C. Tennessee; thence westerly along the northerly margin of said West Hamilton Avenue 451.05 feet to a point; thence N 24° 12' 24" W. 512.43 feet along the easterly margin of an access easement to a point; thence S 81° 41' 38" E 447.87 feet to a point; thence N 8° 17' 43" E 893.92 feet to a point; thence N 81° 36' 36" W 600.82 feet to a point; thence N 8° 18' 40" E 2009.91 feet to a point; thence N 4° 43' 32" W 87.92 feet to a point; thence N 81° 40' 16" E 415.00 feet to a point; thence N 81° 04' 48" E 295.00 feet to a corner post; thence S 5° 14' 21" E 55.50 feet to a point; thence S 4° 43' 32" E 756.94 feet to a concrete monument; thence S 6° 32' 11" E 516.20 feet to a point; thence S 4° 11' 43" E 504.18 feet to a cedar post; thence S 5° 17' 21" E 780 feet to a point; thence S 33° 15' 15" E 126.77 feet to a point; thence S 47° 34' 57" W 702.26 feet to a point; thence S 55° 40' 53" W 250 feet to a point; thence S 34° 19' 07" E 196.95 feet to the point of beginning and containing 64.30 acres, more or less.

Being part of the same property devised to E. B. Smith, Jr., Sidney A. Smith, Clarence F. Smith and Mary E. Smith by will of Emerson Braxton Smith, of record in Will Book 71, page 120, County Court Clerk's Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 96,450.00

Affiant

Subscribed and sworn to before me, this the 9th day of October, 19 70

Notary Public

My commission expires 8/9/72
(Affix Seal)

for Davidson County, Tennessee; said Clarence F. Smith has since conveyed his 1/4 undivided interest to E. B. Smith, Jr., by deed of record in Book 3903, page 184, R.O.D.C. Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. L. Bainbridge Company, its successors, *heirs and assigns, forever.*

And we *do covenant with the said* W. L. Bainbridge Company *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.*

And We, E. B. Smith, Jr., Sidney A. Smith and Mary E. Smith, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. L. Bainbridge Company, its successors, *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 14th *day of* October, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X E. B. Smith, Jr.

X Sidney A. Smith

X Mary E. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly Jo Womble, a Notary Public in and for said County and State, the within named E. B. Smith, Jr., Sidney A. Smith, and Mary E. Smith

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 7th day of October, 19 70

Beverly Jo Womble, Notary Public.

Commission Expires 8/9/72

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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, this day of, 19

, Notary Public.

Commission Expires

STATE OF
COUNTY OF

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, , being authorized so to do, executed , by signing the name of the corporation by

Witness my hand and seal, at office in, this day of, 19

Notary Public

Commission Expires

WARRANTY DEED

FROM

E. B. Smith, Jr., et al

TO

W. L. Bainbridge Company

49267

IDENTIF. REFERENCE

OCT 9 12 15 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-9-70 CONV 96450.00
OCT-9-70 TAX A* 250.64
OCT-9-70 PRFEE A* .50
OCT-9-70 RDEED A* 6.00 * 257.14

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

File W. L. Bainbridge.

~~Dobson & Johnson, Inc.~~