This instrument prepared by:
Robert C. Hendon, Jr.
1200 American Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4487 PAGE 827

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. M. Lee Smith (NAME)	~~Same~~ Fidelity Federal S & L Assn. (NAME)	
419 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 116-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 62 Pal

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

and other good and valuable considerations, the receipt and sufficiency of which is acknowledged.

W. Lucas Simons, Jr. and wife, Susan W. Simons

have this day bargained and sold, and do hereby transfer and convey unto the said M. Lee Smith and wife, Billie Ann Smith

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 71-A and part of Fourth Street (now closed) on the plan of Royal Oaks Resubdivision, as of record in book 974, pages 4 and 5, Register's Office for said County.

Said lot No. 71-A and part of Fourth Street (now closed) front together 125 feet on the westerly side of Lynwood Boulevard and run back between parallel lines 298.8 feet to a dead line.

Being the same real property conveyed to W. Lucas Simons, Jr. and wife, Susan W. Simons by John Jay Hooker, Jr. and wife, Eugenia Fort Hooker, by deed recorded in Book 3894, page 104, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 22nd day of March 1971

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 419 (House Number) Lynwood Blvd. (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said W. Lucas Simons, Jr. and wife, Susan W. Simons, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1971 taxes which have been prorated and will be paid by purchasers when due.

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* M. Lee Smith and wife, Billie Ann Smith, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 21st day of March, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. Lucas Simons, Jr.

Susan W. Simons

BOOK 4487 PAGE 828

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* W. Lucas Simons, Jr. and wife, Susan W. Simons

the within named bargainor...S, 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, Davidson County, Tennessee *this* 21st *day of* March, *19* 71

James K. Cheshire III
Notary Public

Commission expires Oct. 30, 1973

NOTARIAL SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

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

.....*Notary Public*

Commission expires.....

MAR22	CONV	49,500.00			
MAR22	S'TAX		A*	128.70	
MAR22	PR'FEE		A*	.50	
MAR22	W'DEED		A*	3.00	* 132.20

019,300-3

WARRANTY DEED

FROM W. Lucas Simons, Jr et ux

TO Susan W. Simons

TO M. Lee Smith et ux

TO Billie Ann Smith

308393

IDENTIF. REFERENCE

MAR 22 2 48 PM '71

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE