(1)

BOOK 1490 PAGE 775

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James N. Smoot, Jr., et ux	Same	Map 156-10
(NAME)	(NAME)	
Old Hickory Boulevard		7D-37575
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 23
Brentwood, Tenn. 37027		Part
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)----------
---------- *Dollars,*
cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

HILSBORO-HARPETH CORPORATION, a Tennessee corporation, has does
~~has~~ *this day bargained and sold, and do hereby transfer and convey unto the said* JAMES N. SMOOT, JR. and wife, EVELYN M. SMOOT, their

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

Being Lot No. 11 on the Plan of Wildwood Valley Estates, Section I, as of record in Book 3700, page 41, Register's Office for said County. Said Lot No. 11 fronts 222 feet on the southerly side of Old Hickory Boulevard and extends back 359.75 feet on the easterly line, and 370.76 feet on the westerly line to a dead line, and measures 255.70 feet thereon. Being part of property conveyed to Hillsboro-Harpeth Corporation, by deed from Charles M. Anderson, et ux, in Deed Book 136, page 118, Register's Office for Williamson County, and in Book 3893, page 629, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to restrictive covenants contained in an instrument of record in Book 3952, page 553, said Register's Office; and attention is here called to the repurchase agreement set out in said restrictions. Said property is also subject to limitations, easements, and owner's certificate, and access easement to cemetery shown on the Plan of said Subdivision, of record in Book 3700, page 41, said Register's office; and also easement for electric utility sub-station, etc., as of record in Book 3976, page 801, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $2,500.00

Subscribed and sworn to before me, this the 16 day of March 19 71

Affiant

My commission expires: 11-13-73 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Old Hickory Boulevard, Brentwood, Tennessee
(House Number) (Street) 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 James N. Smoot, Jr. and wife, Evelyn M. Smoot, their

(successors), heirs and assigns forever. It ~~covenant~~s *that* it is *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 are to be prorated and assumed by grantees.

It *further covenant*s *and bind*s itself, its assigns ~~XXX~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness ~~hand~~ this 16th *day of* March, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

By Secretary

HILLSBORO-HARPETH CORPORATION

By President

B 0 9 7 4 4

BOOK 1490 PAGE 776

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... IDENTIF. REFERENCE ..... *a Notary Public in and for said County and State,* .....

.....

.....

APR 2 3 04 PM '71

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

REGISTER
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at ..... *Tennessee, this.....day of.....19.....*

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, O. B. Hofstetter, *a Notary Public of the State and County aforesaid, personally appeared* M. P. Estes and Eunice Miller *with whom I am personally acquainted and who, upon oath, acknowledged* themselves *to be* President and Secretary, *respectively, of the* Hillsboro-Harpeth Corporation, *the within named bargainor, a corporation, and that* they *as such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 16th *day of* March, *19* 71

O B Hofstetter *Notary Public*

Commission expires July 25 1973

NOTARY PUBLIC

NC-SP-1693

WARRANTY DEED

FROM

HILLSBORO-HARPETH CORPORATION

TO

JAMES N. SMOOT, JR., ET UX

AND

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

APR-2?	CONV	*8,500.00			
APR-2?	S'TAX		A*	22.10	
APR-2?	PR'FEE		A*	.50	
APR-2?	W'DEED		A*	3.00	* 25.60

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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