WARRANTY DEED BOOK 4494 PAGE 685

mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie E. Maze, Jr. (NAME)	same (NAME)	Map 182
415 Tusculum Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 16
Nashville, Tenn 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Phillips Saindon (comp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Gene Horace Smith and wife, Patricia C. Smith,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Lonnie E. Maze, Jr., his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 31st Councilmanic District of Davidson County, Tennessee, according to a survey made by James L. Murphy, Jr. & Company dated March 29, 1971, more particularly described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, said point of beginning being 2324.0 feet more or less in an easterly direction from Whittemoore Lane; thence north 3° 49' 47" east a distance of 669.98 feet; thence south 88° 51' 02" east a distance of 190.32 feet to a point; thence south 3° 00' west a distance of 670.5 feet to a point in the northerly margin of Old Hickory Boulevard; thence along the northerly margin of Old Hickory Boulevard north 88° 35' 26" west a distance of 200 feet to the point of beginning. Said tract of land containing 3.0 acres, more or less.

Being part of the property conveyed to Gene Horace Smith by deed from Horace E. Smith and wife, Alice T. Smith, as of record in Book 4291, page 183, Register's Office for Davidson County, Tennessee.

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6500.00

Subscribed and sworn to before me, this the 20th day of April 19 71

Affiant

My commission expires:

(Affix Seal)

J. Head Notary Public Dep. Ty Register

The following restrictions are imposed on this tract of land:

There shall be a minimum of 1400 square feet of livable floor space in any dwelling erected hereon.

There shall be a minimum set-back line of 100 feet from Old Hickory Boulevard.

Outside walls on any dwelling shall be comprised of at least 90% masonry construction.

No business is to be located on this property.

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 Lonnie E. Maze, Jr., his *heirs and assigns, forever.*

And we *do covenant with the said* Lonnie E. Maze, Jr. *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, Gene Horace Smith and wife, Patricia C. 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* Lonnie E. Maze, Jr., his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* April, *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.*

/s/ Gene Horace Smith

/s/ Patricia C. Smith

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs Wilson D Smith, a Notary Public in and for said County and State, the within named Gene Horace Smith & Patricia C Smith

Gene Horace Smith and wife, Patricia C. 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 1st day of April, 1971.

Mrs Wilson D Smith, Notary Public.

Commission Expires May 7-1974

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 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.....

WARRANTY DEED

FROM

GENE HORACE SMITH, ET UX

TO

LONNIE E. MAZE, JR.

B 1154 49

IDENTIF. REFERENCE

APR 20 10 32 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR20- CONV *6,500.00
APR20-STAX A* 16.90
APR20-PRTEE A* .50
APR20- A* 6.00
MTGED * 23.40

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON

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