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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42514.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April 1971.

Notary Public

MY COMMISSION EXPIRES: 2-7-1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mira A. Smith (NAME)	Fidelity Federal (NAME)	Map 64
Rt. 1, Saundersville Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 12
Mt. Juliet, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bartholomew F. McCarthy and wife, Jane G. McCarthy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mira A. Smith and Margaret A. Lewis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land lying and being in the 4th Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by Hickerson & Pleasant Engrs. Co., dated 6-13-67, as follows, to wit:

Beginning at a point on the northerly margin of Saundersville Road, Aubrey Maxwell and Charles Fuller's easterly line; thence with said line and a fence, north 1° 15' east 571.0 feet to a point; thence south 89° 13' east 228.0 feet to a point; thence south 0° 47' west 570.0 feet to a point in the northerly margin of Saundersville Road; thence in a westerly direction along the northerly margin of the said Saundersville Road along a curve, 60.8 feet to a point; thence north 88° 00' west 168.3 feet to the point of beginning, containing 3.0 acres.

Being the same property conveyed to Bartholomew F. McCarthy and wife, Jane G. McCarthy, by deed from James M. Yonts, Jr. and wife, Naomi Yonts, of record in Book 4386, page 445, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by deeds of trust of record in Book 4179, page 621, Book 4180, page 803, and Book 4386, page 447, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as Rt. 1, Saundersville Road
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of April, 1971

Bartholomew F. McCarthy

Jane G. McCarthy

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named Bartholomew F. McCarthy and wife, Jane G. McCarthy

the 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 Tennessee, Tennessee, this 23 day of April 19 71

Commission expires 2-7-1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Bartholomew F. McCarthy, et ux

TO Mira A. Smith, et ux

B 12612

IDENTIF. REFERENCE

Apr 28 10 10 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

APR28	CONV	42,515.00		
APR28	S'TAX		A* 110.50	
APR28	PR'FEE		A* .50	
APR28	W'DEED		A* 3.00	* 114.00