Buyer: Wm. H. Harkins
1006 Ben Allen Rd
Nash. Tenn

Jef Bills
Prud Ins Co of Amer
P.O. Box 300
Memphis, Tenn

Map. 72-2
Par. 12.1
PW

WARRANTY DEED

BOOK 4522 PAGE 392

FOR AND IN CONSIDERATION of the love and affection which I have for the Grantees and the further consideration of the Grantees assuming and agreeing to pay a balance of approximately ONE THOUSAND SEVEN HUNDRED ELEVEN&38/100($1,711.38), owing on a promissory note in the principal sum of EIGHT THOUSAND NINE HUNDRED ($8,900.00) DOLLARS, secured by deed of trust of record in Book 1873, page 227, in the Register's Office of Davidson County, Tennessee, I, CLARENCE R. SMITH, have bargained and sold and by these presents do transfer and convey unto LENA REESE HARKINS (my daughter) AND HUSBAND, WILLIAM H. HARKINS, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in the Civil District of Davidson County, Tennessee, as follows:

JUL 22 CONV 10,000.00
JUL 22 S'TAX A* 26.00
JUL 22 PR'FEE A* .50
JUL 22 M'DEED A* 4.00 * 30.50

BEING Lot No. 33 on the Map of E. B. Craig's Subdivision of the Crownover Property, of record in Book 894, page 640 and 641, Register's Office for said County.
SAID Lot No. 33 fronts 50 feet on the southerly side of Ben Allen Road, formerly Jere Baxter Avenue, and runs back between parallel lines 140 feet to a dead line.

BEING the same land conveyed by James H. Moore, et ux to Clarence R. Smith and wife, Frances W. Smith, by deed dated May 3, 1952 and of record in Book 2045, page 419, in the Register's Office of Davidson County, Tennessee. The said Frances W. Smith died on February 3, 1953 leaving Clarence R. Smith as the sole owner of said land.

THIS CONVEYANCE is made subject to RESTRICTIONS of record in Book 1163, page 418, Register's Office of Davidson County, Tennessee.

This instrument was prepared by
HARSH, KELLY & HARSH
Law Offices
Gallatin, Tennessee

STATE OF TENNESSEE, ~~SUMNER~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 24 day of July 19 72

Notary Public

~~Commission Expires~~

B 23925

IDENTIF. REFERENCE

JUL 22 11 22 AM '71 BOOK 4522 PAGE 393

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said LENA REESE HARKINS AND HUSBAND, WILLIAM H. HARKINS, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said lot or parcel of land, that I have a good right to convey it, and that the same is unencumbered, EXCEPT for deed of trust hereinabove referred to, Restrictions referred to herein and 1971 real estate taxes which are to be pro-rated and payment assumed by Grantees.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said LENA REESE HARKINS AND HUSBAND, WILLIAM H. HARKINS, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove referred to.

WITNESS my hand this 20th day of JULY, 1971.

Clarence R. Smith
CLARENCE R. SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, F. A. Kelly, a Notary Public in and for said County and State, the within named CLARENCE R. SMITH, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 20th day of JULY, 1971.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

F. A. Kelly
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

MY COMMISSION EXPIRES: 12-16-72.