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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 $16,000.00

Preston Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF November 1971

Notary Public

My Commission Expires Dec. 12, 1975

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston Smith, et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	15D 39405
2715 Cooper Lane (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 73-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 180

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, Carolyn B. Smallen and William Rutherford, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston Smith and wife, Agnes Sue B. Smith

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 in Davidson County, Tennessee, being Lot No. 22, Riverwood Terrace Subdivision, of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northwesterly margin of Cooper Lane at the common corners of Lots 21 and 22; thence in a northwesterly direction 143.25 feet to a point; thence in a northeasterly direction along the line dividing lots 22 and 23, 137.24 feet to a point in the southwesterly margin of Shadow Lane; thence in a southeasterly direction along the margin of Shadow Lane 95 feet to a point at the beginning of a curve; thence in a southerly direction around said curve 31.42 feet to a point in the northwesterly margin of Cooper Lane; thence in a southwesterly direction along the margin of Cooper Lane 99.3 feet to the point of beginning.

BEING the same property conveyed to Ernest B. Smallen and wife, Carolyn B. Smallen, by deed from Ray C. Bohannon and wife, Verna B. Bohannon of record in Book 2910, page 325 and by decree of the Fourth Circuit Court of record in Minute Book 44, page 111, the interest of Ernest B. Smallen was divested out of him and divested in William Rutherford as Trustee for the two minor children, Steven Smallen and Gary Smallen, all in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to restrictive covenants of record in Book 2087, page 503, easements and setback lines as set forth on the above plan of record, and taxes for the year 1971 which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved (XX) improved property, known as 2715 Cooper Lane, Nashville, Tennessee.
(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 hand s this 19th day of November 1971

X Carolyn B. Smallen

Carolyn B. Smallen

William Rutherford, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn B. Smallen and William Rutherford, Trustee

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 Nashville, Tennessee, this 19th day of November 1971.

My Commission Expires FEB. 12, 1975
Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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

CAROLYN B. SMALLEN and WILLIAM RUTHERFORD, TRUSTEE

TO

PRESTON SMITH, ET UX

340364

IDENTIF. REFERENCE

DEC 7 9 30 AM '71

FELIX 2. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-7F CONV 16,000.00
DEC-7F S TAX A* 41.60
DEC-7F RECFEE A* .50
DEC-7F MTGREC A* 4.00 * 46.10

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Mail to: Preston Smith

Return to:
1020 Stahlman Bldg.
Nashville, Tennessee