This Instrument was prepared by Earl Thompson, Jr. Nashville, Tenn.

BOOK 4580 PAGE 519

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice M. Smith	Same	Map 75
(NAME:) Hermitage Road	(NAME:) Same	Par. 22
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Rt. 1, Tenn. (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) Same (CITY) (ZONE) (STATE)	Pwd

For and in Consideration of the sum of ten and no/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid and for other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged.

We, Michael J. C. Lorance and wife, Mary K. Lorance,

have bargained and sold, and by these presents do transfer and convey unto the said Maurice M. Smith, and wife, Lucille L. Smith,

and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, being part of a tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, Plan of record in Book 421, page 137, Register's Office, and being Lot No. 5 and a 25-foot strip immediately east thereof, described partially by survery by John E. Perry, Surveyor for Wilson County, October 5, 1946, as follows: BEGINNING at a point in the center line of Hadley Bend Road, at the common corner of Lots Nos. 4 and 5; thence with the line between said lots, and said line extended, south 89° 30' east 300.7 feet to a point; thence north 0° 45' east 200 feet to a point; thence north 89° 30' west passing the northeasterly corner of Lot No. 5 at 25 feet in all 302 feet to a point in the center line of Hadley Bend Road; thence with center line of said road, south 3/8° west 200 feet to a point of beginning, containing 1.39 acres, more or less.

Being same property conveyed to Michael J. C. Lorance and wife, Mary K. Lorance, by deed from Jessie C. Johnson, as of record in Book 1422, page 627, and in Book 3437, page 564, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15.000-

Subscribed and sworn to before me, this the 1st day of March 1972

Maurice M Smith
Affiant

D Williams
Notary Public

My commission expires:
(Affix Seal)

Dft Register

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IDENTIF. REFERENCE

MAR 1 2 18 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-1-72 CONV 15,000.00
MAR-1-72 STAX A* 39.00
MAR-1-72 PRFEE A* .50
MAR-1-72 VOIED A* 6.00 * 45.50

unimproved (_)
This is improved (X) property, known as **Hermitage Road, Route 1, Old Hickory, Tennessee**
(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 **Maurice M. Smith, and wife, Lucille L. Smith, and their** *heirs and assigns, forever.*

And **we** *do covenant with the said* **Maurice M. Smith, and wife, Lucille L. Smith** *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, Michael J. C. Lorance, and wife Mary K. Lorance,** *do further covenant and bind* **ourselves and our** *heirs and representatives, to warrant and forever defend the title to the said land to the said* **Maurice M. Smith, and wife, Lucille L. Smith and their** *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness **our** *hands this* **23rd** *day of* **December**, *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.*

Michael J. C. Lorance
Michael J. C. Lorance

Mary K. Lorance
Mary K. Lorance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ARNOLD R. SPRUILL, a Notary Public in and for said County and State, the within named Michael J. C. Lorance, and wife, Mary K. Lorance,

the bargainor, 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 23 day of December, 19 71.

Arnold R. Spruill, Notary Public.

My Commission Expires August 4, 1973

Commission Expires

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