BOOK 4605 PAGE 424

Prepared by
THOMAS, H. LEBOUTON, ALLEN & FONTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37212

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 72

Notary Public

MY COMMISSION EXPIRES: 4-19-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter W. Smitty (NAME)	The Lomas & Nettleton Co. (NAME)	83-6-224
716 Benson Street (STREET ADDRESS OR ROUTE NUMBER)	175 Orange Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	New Haven, Connecticut (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 Jack B. Hawkins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter W. Smitty, and wife, Velma B. Smitty

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 part of Lot 2, on the plan of Martha Martin Lands, as of record in Book 161, page 101, Register's Office for said County, formerly referred to as being in Book 8, Pages 441 and 442, said Register's Office, and being the southerly part of Lot 4 on an unrecorded Map of part of Lot 2 and also part of a 15-foot alley that was never accepted and has been abandoned and closed, and described together according to a copy of a survey thereof by Erle Drake, County Surveyor, May 30, 1919 as follows: beginning at a point on the westerly margin of Benson Avenue at the common corner of Lots 3 and 4; thence with the line between said lots, and along said line extended westwardly 229.8 feet to an old fence; thence along said fence line, northerly 61 feet more or less to the southwest corner of a lot conveyed to E.W. Benson, by deed of record in Book 572, page 134, Register's Office; thence along Benson's southerly line, eastwardly 230 feet more or less to the westerly margin of Benson Avenue; thence with the margin of the same, southerly 63 feet to the beginning.

Being the same property conveyed to Jack B. Hawkins, and wife Ophelia Hawkins, (now deceased), by warranty deed from Lewis W. Hampton and wife, Cora L. Hampton of record in Book 3876, Page 277, Register's Office of said county.

unimproved ( )
This is improved (X) property, known as 716 Benson Street Nashville, Tennessee 37206
(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 his hand this 19th day of May, 19 72.

Jack B. Hawkins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kay Randolph, a Notary Public in and for said County and State, the within named Jack B. Hawkins

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 Nashville, Tennessee, this 19 day of May 19 72

Commission expires April 30, 1972

Kay Randolph
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 (his oath / their several oaths) acknowledged (himself / themselves) 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
Jack B. Hawkins

TO
Walter W. Smitty, et ux
716 Benson Street
Nashville, Tennessee

B 6 1 2 8 4

IDENTIF. REFERENCE

MAY 30 3 40 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared by Thomas, Halliburton
Ballin & Fortas
107 Parkway Towers
Nashville, Tennessee

MAY 30 72	CONV	*7,950.00			
MAY 30 72	S'TAX		A*	20.54	
MAY 30 72	PR'FEE		A*	.50	
MAY 30 72	W'DEED		A*	4.00	* 25.04