BOOK 4608 PAGE 854

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG,
NASHVILLE, TENN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William U. Smith and Walter Ratterman, Jr.	Same	
2401 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	(NAME: / STREET ADDRESS)	156
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	40-41 plus

For and in Consideration of the sum of TEN and NO/100 ($10.00) ---------- *DOLLARS* and other good and valuable consideration, receipt of which is hereby acknowledged,

REESE L. SMITH, JR. and wife, Marcella V. Smith

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM U. SMITH and WALTER RATTERMAN, JR. 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 9th Civil District of Davidson County, Tennessee, and the 6th Civil District of Williamson County, Tennessee, described according to a survey made by Michael V. Holmes, Surveyor, March 1972, as follows:

Beginning on the southerly margin of Highway No. 100 at the northwest corner of the property conveyed to Marvin H. Robinson, of record in book 4207, page 800, Register's Office for said County; thence S 36° 21' E 707.17 feet to the center of Harpeth River; thence with the center of same as follows: S 20° 49' W 216.55 feet; S 19° 51' W 444.24 feet; S 00° 28' E 229.57 feet; and S 11° 04' W 357 feet; thence N 86° 27' W 1,254.85 feet; thence N 1° 49' W 20 feet; thence N 86° 11' W 660.24 feet; thence N 00° 47' W 252.26 feet; thence N 66° 15' E 146.27 feet; thence N 64° 57' E 146.23 feet; thence N 63° 41' E 146.13 feet; thence N 61° 14' E 145.81 feet; thence N 60° 42' E 145.15 feet; thence N 00° 18' E 300.13 feet to the southerly margin of Highway 100; thence with the same easterly 364.51 feet; thence S 35° 47' E 7 feet; thence easterly 137.42 feet to the northwest corner of the Jesse L. Braughton property, of record in Book 4459, page 846, said Register's Office; thence S 35° 53' E 300.35 feet; thence N 51° 42' E 146 feet; thence N 35° 58' W 300 feet to the southerly margin of Highway No. 100; thence with the same north 54° 01' E 50 feet; thence S 35° 58' E 300.09 feet; thence N 54° 11' E 145.93 feet; thence N 54° 12' E 146 feet; thence N 54° 24' E 144.91 feet; thence N 34° 03' W 301 feet to the southerly margin of Highway No. 100; thence with the same 54° 20' E 238.83 feet to the beginning, containing 44.26 acres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Affiant

Subscribed and sworn to before me, this the 4 day of June 19 72

My commission expires: 4-20-74 (Affix Seal)

Notary Public

Being the same property conveyed to Reese L. Smith, Jr., by deed from Ernest R. Buchi and wife, and E. R. Buchi, D/B/A Erban Realty Co., as of record in Book 4583, page 723, Register's Office for said County.

Ernest R. Buchi and E. R. Buchi are one and the same person.

This conveyance is subject to:

1. Taxes for 1972, a lien, but not yet due and payable.
2. One hundred foot building setback line as shown on survey of Harpeth Heights, Section, 3 made by Hal R. Swann, Jr., September 21, 1962.
3. Easements for right-of-way of Trace Creek Drive and Warner Hills Drive lying within boundaries of premises as herein described and, rights by reason of conveyance of record in book 4270, page 433, and book 3960, page 634, and book 3762, page 503, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 WILLIAM U. SMITH and WALTER RATTERMAN, JR. their *heirs and assigns, forever.*

And we *do covenant with the said* WILLIAM U. SMITH and WALTER RATTERMAN, JR. *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,* except for 1972 taxes and as above stated.

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* WILLIAM U. SMITH and WALTER RATTERMAN, JR. *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 8th *day of* June, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Reese L Smith Jr.
Marcella V. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail P. Pigg, a Notary Public in and for said County and State, the within named REESE L. SMITH, JR. and wife, MARCELLA V. SMITH

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 8th day of June, 19 72

Gail Pigg, Notary Public.

Commission Expires 4/30/73

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.....

L-551,567-5

WARRANTY DEED

FROM

REESE L. SMITH, JR., ET UX

TO

WILLIAM U. SMITH AND

WALTER RATTERMAN, JR.

File..Home Federal S & L Assoc.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

B 6 2 7 8 5

IDENTIF. REFERENCE

JUN 9 3 05 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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JUN-9-72	CONV	90,000.00	
JUN-9-72	CONV	30,000.00	
JUN-9-72	STAX		A* 312.00
JUN-9-72	PRFEE		A* .50
JUN-9-72	WDEED		A* 8.00 * 320.50