WARRANTY DEED

BOOK 4612 PAGE 336

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Milford C. Smith (NAME)	New Owner (NAME)	Map 95-4
715 Ermac Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 59
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	3D-4260

FOR AND IN CONSIDERATION of the sum of TEN & NO/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Milford C. Smith and wife, Judith G. Smith, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Rufus M. Mires and wife, Dora Elizabeth Mires, hereinafter called the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Milford C. Smith and wife, Judith G. Smith, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, July 10, 1948, as follows:

BEGINNING at a point in the center of the Lebanon Pike, at the Northwest corner of a tract of land owned by J. C. Warwick; thence with Warwick's western boundary line, S 3° 58' E 247.5 feet to N. B. Martin's northeast corner; thence with Martin's northern boundary line, S 82° 18' W 50 feet to a point; thence N 4° W 251.5 feet to a point in the center of said Lebanon Pike; thence with the center of said pike, N 86° 34' E 50 feet to the beginning.

BEING the same property conveyed to Rufus M. Mires and wife, Dora Elizabeth Mires by deed from Joel S. Boyd and wife, Louise C. Boyd, of record in Book 1634, Page 201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to leases of record in Book 4181, Page 132 and Book 4446, Page 408, Register's Office for Davidson County, Tenn., both of which are hereby assigned to said grantees, and to taxes for 1972 which have been pro rated and assumed by the said Grantees.

THIS INSTRUMENT PREPARED BY CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 15th day of June, 1972

Affiant: Clarence O. Ingram

My commission expires: August 11, 1973 (Affix Seal)

Notary Public: Anne Margaret Smiley

This is {unimproved / improved (X)} property, known as 2619 Lebanon Road (House Number) (Street) Nashville, Tennessee 37214 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as mentioned herein.

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s this 15th *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.*

Rufus M. Mires
R. M. Mires
Rufus M. Mires

Dora Elizabeth Mires
Dora Elizabeth Mires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Rufus M. Mires and wife, Dora Elizabeth Mires

*the within named 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* 15th *day of* June, *19*72.

Clarence O Ingram
Notary Public

Commission expires August 11, 1973

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 _____

JUN 21 72 CONV 60,000.00
JUN 21 72 S TAX A* 156.00
JUN 21 72 PR FEE A* .50
JUN 21 72 W DEED A* 4.00 * 160.50

WARRANTY DEED

FROM
RUFUS M. MIRES ET UX

TO
MILFORD C. SMITH ET UX

B 64375

IDENTIF. REFERENCE

JUN 21 10 23 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE