WARRANTY DEED REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN DOLLARS * * * * * * * * * * * * * * * *
* DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

AUG-8 CONV *3,650.00
AUG-8 S'TAX A* 9.36
AUG-8 PRFEE A* .50
AUG-8 WDEED A* 4.00 * 13.86

I, SUE T. VIACHES
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LENORD H. SMITH and wife, NELLIE LOUISE SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Grays Point Estates, as of record in Book 4300, page 4, Register's Office for said County.

Said Lot fronts 125.8 feet on the south margin of Gray's Point Road and runs back 586.5 feet on the east line and 611.0 feet on the west line, to a dead line in the rear on which it measures 253.0 feet.

Being part of the property conveyed to Sue T. Viaches, by two deeds: One from Charlotte C. Palmer, a widow, of record in Book 3346, page 362, and the other from Charles A. Clerici and wife, as of record in Book 3798 page 59, both in said Register's Office.

This conveyance is made subject to (1) telephone line and/or lines easement crossing the lot as shown on a survey by Hickerson & Hickerson, Engineers, dated August 29, 1961 and (2) the following restrictions: The use of said property shall be governed by the Zoning Ordinances applicable to"Estates B" property as defined by the Metropolitan Government of Nashville and Davidson County, Tennessee, except that the present grantees and their heirs and assigns, may keep horses and ponies.

In particular it is understood that no housetrailers, junk cars and the like may be kept on said property.

This is unimproved property located on Grays Point Road and known as Map Parcel 29-0-262, Field Book 14D-44615.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1972 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of July, 1972

Sue T. Viaches
Sue T. Viaches

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ______________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ______________

the bargainor(s), 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 ______________, Tennessee,

this, the ______ day of ______________, 19____

My commission expires: ______________ *Notary Public*

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4626 PAGE 37

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sue T. Viaches the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of July, 1972

My commission expires: May 25, 1975.

Helen D. Scott
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____

My commission expires:

Notary Public

WARRANTY DEED
REF: mas

From
SUE T. VIACHES

To
LENORD H. SMITH AND WIFE

B 70624

IDENTIF. REFERENCE

AUG 8 12 22 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

Notary Public _____ My commission expires: May 25, 1975.

Sworn to and subscribed before me, this
28th day of July, 1972.

Affiant

is $3,650.00:

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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Send Tax Bills to:
Lenord H. Smith
2716 Mallan Drive
Nashville, Tennessee

Name and Address of New Owner:
Lenord H. Smith
2716 Mallan Drive
Nashville, Tennessee

Map Parcel No.
29-0-262
Field Book 1/D-44615.