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MAIL

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

GARY SMITH AND WIFE,

KATHERINE SMITH

TO

KENNETH HALL PINKSTON and wife,
LISA ANNE PINKSTON

For draftsman's use

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219 Box 6

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Kenneth Hall Pinkston (NAME)	Same (NAME)	MAP 147S
4806 Arden Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 82
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

MAR 28 10 31 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C00037

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 73.

Notary Public

MY COMMISSION EXPIRES: 1-29-77

(AFFIX SEAL)

For and in Consideration of the sum of TEN ($10.00) And 00/100---------- DOLLARS

cash in hand paid by Kenneth Hall Pinkston and wife, Lisa Anne Pinkston, hereinafter called Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gary Smith and wife, Katherine Smith, hereinafter called Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 130 on the Amended Plan of Caldwell Hall, Section I, as of record in Book 2900, Page 58, Register's Office for said County.

Said Lot No. 130 fronts 70 feet on the easterly side of Arden Drive and extends back 163.4 feet on the northerly line and 139.7 feet on the southerly line to a broken line in the rear measuring 127.2 feet thereon.

Being the same property conveyed to Gary Lee Smith and wife, Katherine Hodge Smith, by deed from Jackie L. Stevens and wife, Lois E. Stevens, of record in Book 4249, page 129, Register's Office for Davidson County, Tennessee.

The above property is conveyed expressly subject to :

1. Taxes for the year 1973, which shall be prorated and payment thereof assumed by Grantee.
2. Restrictive Covenants of reocrd in Book 1788, page 108, Book 2929, 117, and amended in Book 2997, page 93, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 2900, pages 57,58, and 59, said Register's Office shows: (a) a 40 foot minimum building setback line from Arden Drive (b) a 5-foot easement for underground telephone cable and wires along the northerly line; (c) a 10-foot easement for public utility purposes along the rear line; (d) a 2.5 x 20 foot utility anchor easement located at the northwest corner of said lot; and (e) an owner's certificate.

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unimproved ( )
This is improved (X) property, known as 4806 Arden Drive, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. except as set out above.

And we, grantors 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.

Witness our hands this 28th day of March, 1973

Mary Lee Smith

Katherine Hodge Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara E. Stevens, a Notary Public in and for said County and State, the within named Katherine Hodge Smith and Mary Lee 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, Tennessee, this 28th day of March, 1973

Barbara E. Stevens Notary Public.

Commission expires 1-29-77

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.....

MAR28 CONV 22,500.00
MAR28 S'TAX A* 58.50
MAR28 PRTFEE A* .50
MAR28 W'DEED 19 A* 4.00 * 63.00

....., Notary Public.

Commission expires .....