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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,950.00

John B. Smith, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 1973.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Smith, Jr. (NAME)	J. I. Kislak Mortgage Corporation (NAME)	22W-04355
913 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map 105-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	Par. 7

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, CLAUDE GUINN, JR., and CLAUDE GUINN, III and GERALDINE C. HORTON, as Conservator of the Estate of BEULAH NELSON McDANIEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. SMITH, Jr. and wife, NORA C. SMITH

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 Lot No. 1 on the Map of Hirshberg's Subdivision of Lots Nos. 74 and 75, on the Waverly Plan as of record in Book 161, page 99, Register's Office for said County.

SAID Lot No. 1 fronts 50 feet on the southeasterly side of Douglas (formerly Kirkman) Avenue as measured around a slight curve, and runs back 160 feet on the southwesterly line, and 148 feet on the northeasterly line, along the southwesterly margin of an alley, which is also a slight curve to another alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Beulah Nelson McDaniel and Geraldine Cosby Horton by deed from G. M. Walker and wife, Mary Walker, of record in Book 3371, page 29, said Register's Office, the said Geraldine Cosby Horton having conveyed her interest therein to Claude Guinn, Jr., and Claude Guinn, III, as joint tenants, by deed of record in Book 4489, page 279, said Register's Office, the said Beulah Nelson McDaniel having been declared an incompetent and Geraldine C. Horton having been appointed conservator of her estate by decree of the Probate Court for said County entered in Minute Book 218, page 61, in the Clerk's Office for said Court, pursuant to proceedings numbered 55969 in said Court, sale of said property by said conservator having been approved by an amended order of said Court, a certified copy of which is recorded concurrently herewith.

This is unimproved ( ) improved (X) property, known as 913 Douglas Avenue (House Number) (Street) Nashville, Tennessee (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 our hand S this 13th day of April, 1973

Claude Guinn, Jr.

Claude Guinn, III

Geraldine C. Horton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE GUINN, JR., , III and GERALDINE C. HORTON, as Conservator of the Estate of BEULAH NELSON McDANIEL

the bargainorS, 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 13th day of April 1973

Commission expires 8-9-75

Betty G. Eheseman
Notary Public

STATE OF TENNESSEE
Davidson County

STATE OF MISSOURI

COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude Guinn, III, 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 St. Louis, Missouri, this 16th day of April, 1973.

Pauline Deans
Notary Public

My Commission Expires: 4/11/75

WARRANTY DEED

FROM

CLAUDE GUINN, JR. ET AL

TO

JOHN B. SMITH, JR. ET UX

C 0 4 1 2 2

IDENTIF. REFERENCE

APR 27 1 39 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN [illegible]DING
NAS[illegible]LE, TEN SEE 37201

Raw 1
Book 8

APR27'73	CONV	12,950.00			
APR27'73	S'TAX		A*	33.54	
APR27'73	PR'FEE		A*	.50	
APR27'73	W'DEED		A*	4.00	* 38.04