THIS INSTRUMENT WAS PREPARED BY:
WATTS, SCOTT & BUFFALOE
ATTORNEYS AT LAW
BRADFORD BUILDING
P. O. BOX O
NASHVILLE, TENNESSEE 37219

Mad

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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 $ 33500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1973.

Notary Public

MY COMMISSION EXPIRES: April 24, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max D. Anwyl, et ux (NAME)	SAME (NAME)	4D 24732
4535 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 75-4
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 68

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~~ I, Juanita M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Max D. Anwyl and wife, Nelle C. Anwyl

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. 301 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, Page 71, Register's Office for said County.

Said Lot No. 301 fronts 99.5 feet on the southeasterly side of Baton Rouge Drive and extends back 134.70 feet on the northeasterly line and 139.75 feet on the southwesterly line to a brokenline in the rear, measuring a total of 109.43 feet thereon.

Being the same property conveyed to Robert S. Smith and wife, Juanita Mae Smith, by Deed from Fischer & Short Construction Company, Inc., of record in Book 4557, Page 106, Register's Office for said County, said Robert S. Smith being deceased.

This conveyance is subject to restrictive covenants of record in Book 4349, Page 112, and Book 4367, Page 936, easements and setback lines as set forth on the above plan of record, and taxes for the year 1973 which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as 4535 Baton Rouge Drive, Hermitage, Tennessee
(House Number) (Street) (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 my hand this 30th day of May, 1973

Juanita M. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Laura W. Edwards, a Notary Public in and for said County and State, the within named Juanita M. Smith

the bargainor, 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 30th day of May 19 73

Commission expires April 27, 1977

Laura W. Edwards
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

C 0 8 6 9 1

IDENTIF. REFERENCE

MAY 30 1 26 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY30	CONV	33,500.00				
MAY30	S'TAX		A*	87.10		
MAY30	PR'FEE		A*	.50		
MAY30	W'DEED		A*	4.00	*	91.60