BOOK 4771 PAGE 649

Prepared By:
Bass, Berry & Sims
1000 American Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Wayne Smith & wife	John W. Murphree Co.	Map 59-14-18
(NAME)	(NAME)	M.O.
3908 Mallard Drive	1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-nine Thousand Five Hundred ($29,500.00) Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, the undersigned

Potere, Inc. has

~~this day bargained and sold, and~~ does hereby transfer and convey unto the said John Wayne Smith and wife, Nettie M. Smith, their

~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Map of Treppard Heights Subdivision, Section 1, as of record in Book 2663, pages 64 and 65, Register's Office for said County.
Said Lot No. 233 fronts 93 feet on the northerly side of Mallard Drive and runs back 403.5 feet on the westerly line and 388.2 feet on the easterly line, to a broken line in the rear composed of two segments one measuring 120 feet along the common boundary of Lot No. 233 with Lots 217 and 218 to the common corner of Lots 218, 219, 229 and 233 and the other measuring 70 feet along the common boundary Lot No. 233 and Lot No. 229.
Being the same property conveyed to Potere, Inc. by warranty deed from Ronnie Henry Johnson and wife, Julia Hogan Johnson, of record in book 4746, page 220 R.O.D.C.T.
This conveyance is expressly subject to:
1. 1973 real property taxes which are prorated and assumed by the Grantee
2. Restrictive covenants of record in Book 2752, page 213 as amended in Book 2997, page 183 R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 7th day of December 1973

Affiant William H. Berry, Jr.

My commission expires: April 25, 1974 (Affix Seal)

Notary Public D. S. Richardson

This is ~~unimproved ( )~~ improved (XX) property, known as 3908 Mallard Drive, Nashville, Tennessee (House Number) (Street) 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 John Wayne Smith and wife, Nettie M. Smith, their ~~successors~~ heirs and assigns forever. ~~covenant~~ Grantor ~~that~~ it is ~~lawfully seized and possessed of said real estate in fee simple, has a good~~ has right to convey it, and that the same is unencumbered, except for the encumbrances noted above.

Grantor ~~further covenants and binds~~ its successors ~~and representatives~~, to warrant and forever defend the title to said real estate to said John Wayne Smith and wife, Nettie M. Smith, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 26th day of November 1973 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

POTERE, INC.

By John J. Laffey, Vice President

E. M. Tango, Secretary

Witness: Deborah Bruneberg
Alice Dills

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., 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.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF ~~TENNESSEE~~ New Jersey }
COUNTY OF ~~DAVIDSON~~ Union }

Before me, George E. Collinson, *a Notary Public of the State and County aforesaid, personally appeared* John J. Laffey and E. M. Tango *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* Vice President and Secretary *of* Potere, Inc. *the within named bargainor, a corporation, and that* they *as such* Vice President and Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* Vice President and Secretary

Witness my hand and seal, at office in Elizabeth, New Jersey
this 26th *day of* November, *19* 73

George E. Collinson *Notary Public*

Commission expires 4/18/77

GEORGE E. COLLINSON NOTARY PUBLIC N.J.

DEC12	CONV	29,500.00			
DEC12	STAX		A*	76.70	
DEC12	PRFEE		A*	.50	
DEC12	WDEED		A*	4.00	* 81.20

WARRANTY DEED

FROM Potere, Inc.

TO John Wayne Smith & wife

C 34939

IDENTIF. REFERENCE

DEC 12 11 27 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX