WARRANTY DEED

BOOK 4785 PAGE 798

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann Smith (NAME)	Same (NAME)	117-1-36
3106 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) *Dollars,*
paid in cash, and other good and valuable consideration received from the grantee hereinafter named; we,

Harry N. Sandstedt and wife, Barbara Sandstedt,

have this day bargained and sold, and do hereby transfer and convey unto the said grantee,

Mary Ann Smith, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Clerk and Dunlap's property on Woodlawn Drive, not of record and described according to a survey made by T. R. Sandford, Surveyor, April 4, 1969, as follows:

Beginning on the northerly margin of Woodlawn Drive, 223.6 feet east of the easterly line of the property conveyed to William A. Beasley, Jr., by deed from Mollie Glennon et al, of record in Book 3194, page 187, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 0° 09' East 347.9 feet to an iron pin; thence South 88° 0' East 112 feet to an iron pin in the corner of Lots Nos. 3 and 4; thence with the line between said two lots, South 0° 09' West 345 feet to the northerly margin of Woodlawn Drive; thence with said Drive, North 89° 27' West 112.05 feet to the beginning.

Being the same property conveyed to Harry N. Sandstedt and wife, Barbara Sandstedt, by deed from Gordon D. Lawrence and wife, Cherie L. Lawrence, of record in Book 4363, page 442, Register's Office for said County.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,900.00 *

Subscribed and sworn to before me, this the 5th day of February 19 74

Affiant Mary Ann Smith

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ennis

NOTARY PUBLIC AT LARGE

This is {unimproved} {improved (X)} property, known as 3106 Woodlawn Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estates, title and interest belonging to the said grantee, her (successors), *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 5th *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry N. Sandstedt

Harry N. Sandstedt

Barbara Sandstedt

Barbara Sandstedt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

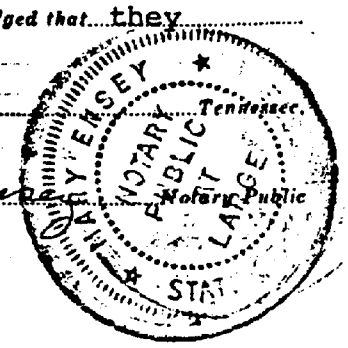
Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Harry N. Sandstedt and wife, Barbara Sandstedt,

the within named bargainor, S, 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 5th day of February, 1974.

Mary Emery
Notary Public

Commission expires 4/25/76



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____.

_____ Notary Public

Commission expires _____

FEB-6-74 CONV 44,900.00
FEB-6-74 STAX A* 116.74
FEB-6-74 PRTFEE A* .50
FEB-6-74 MTGDEED A* 4.00 * 121.24

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

C 40887

IDENTIF. REFERENCE

FEB 6 8 44 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 2222Yo

WARRANTY DEED

FROM
HARRY N. SANDSTEDT, ET UX

TO
MARY ANN SMITH

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238