BOOK 4791 PAGE 449

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Ward	Same	
(NAME) Smith & Ward Paint & Body Works Co.	(NAME)	106-11
(STREET ADDRESS OR ROUTE NUMBER) 3708 C - Nolensville Rd.	(STREET ADDRESS)	14 pa
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and 00/100----------
----------($1.00) *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, J. D. Smith and wife, Amanda Smith, the said J. D. Smith being the same person as John David Smith

have bargained and sold, and by these presents do transfer and convey unto the said James E. Ward, his heirs and assigns, *all of his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

J.D.S.
A.S.

A tract of land in the 6th Civil District of Davidson County, State of Tennessee, being Lot 10, Interstate Park South as recorded in Book 4460, page 140, Register's Office for said County and particularly described as follows:

BEGINNING at a concrete monument in the southerly right-of-way of Hill Avenue having a 60 foot right-of-way width and being in the northwest corner of the herein-described lot and being the northeast corner of Lot 9 Interstate Park South as recorded in Book 4460, page 72, and proceeding as follows, with a curve to the right having a radius of 1020.07 feet at a distance of 6.10 feet to a concrete monument; thence continuing with a curve to the right having a radius of 120 feet for a distance of 76.65 feet to a concrete monument; thence with a curve to the left having a radius of 60 feet, a distance of 55.75 feet to a point; thence leaving said southerly right-of-way of Hill Avenue South 33° 19' West, a distance of 124.60 feet to a point in the southerly boundary of Interstate Park South and being in a northerly boundary of the TPS property; thence with the southerly boundary of Interstate Park South and the northerly boundary of TPS property, North 50° 30' West, a distance of 147.69 feet to a concrete monument. Said monument being in the southwest corner of the herein-described tract and the southeast corner of Lot 9; thence with the easterly boundary of Lot 9 North 33° 19' East, a distance of 179.90 feet to the point of beginning and continuing 0.465 of an acre, more or less, or 20,255.4 square feet.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Affiant

Subscribed and sworn to before me, this the 21st day of February, 19 77

Notary Public

My commission expires: 5/16/77
(Affix Seal)

EXHIBIT A

BEING the same property conveyed to James E. Ward and John David Smith by deed of record at Book 4762, page 723, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Ward *his heirs and assigns, forever.*

And we *do covenant with the said* James E. Ward *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 for a Deed of Trust of record at Book 4689, page 825, Register's Office for Davidson County, Tennessee.

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* James E. Ward *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *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.*

John David Smith

Amanda Jane Smith

BOOK 4791 PAGE 451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James C. Gooch, a Notary Public in and for said County and State, the within named John David Smith and wife Amanda Smith

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 21st day of February, 19 74.

James C Gooch, Notary Public.

Commission Expires 5/16/77

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

BOOK 4791 PAGE 452

WARRANTY DEED

FROM

JOHN DAVID SMITH

TO

JAMES E. WARD

C 4 3 4 3 9

IDENTIF. REFERENCE

FEB 26 2 24 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FEB26[illegible] CONV
FEB26[illegible] S'TAX *5,000.00
FEB26[illegible] PR'FEE A* 13.00
FEB26[illegible] W'DEED A* .50
A* 8.00

2.50