BOOK 1804 PAGE 608

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000/-

Affiant James Kenneth Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF APR 19 74

Notary Public

MY COMMISSION EXPIRES: July 24, 1977

(AFFIX SEAL) 30APR 74

THIS INSTRUMENT WAS PREPARED BY

MR. J.B.ANNAM (NAME) ATTORNEY AT LAW 626 Gallatin Rd.South,Madison,TN.37115 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Kenneth Smith (NAME) | SAME (NAME) | 60 - 16 |
| 2812 Brunswick Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 69 |
| Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | TBND 12 D. |

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, JAMES SMITH AND WIFE, ANNA SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES KENNETH SMITH, SINGLE,

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:

Being Lot No.38 on the Map of Capitol View Sub Division a plan of which is of record in Book 974, Pages 52 and 53, of the Register's Office for Davidson County, Tennessee.

Said Lot No.38 fronts 50 feet on the southerly side of Brunswick Drive and extends back between parallel lines 353 feet on its easterly line and 244.7 feet on its westerly line to a two feet strip reserved on which it measures 169 feet.

Being the same property conveyed to James Smith and Wife, Anna Smith by deed from John S. Bransford and others, as of record in Book 54, Page 233, Register's Office for Davidson County, Tennessee.

GRANTORS hereby retain their life interest in the property conveyed to the grantee.

This is unimproved ( ) improved (X) property, known as 2812 Brunswick Drive, Nashville, Tennessee, 37207 (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 OUR hand this 5 day of APRIL, 1974

X Anna Smith her X in my Presence

James Smith

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 James Smith & wife Anna A. Smith

the bargainor X, 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 5 day of April 1974

Commission expires 30 APR 74

D K Kirby
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

C 49383

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

APR 11 9 13 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| APR 11 74 | CONV | 10,000.00 | | |
| APR 11 74 S'TAX | | | A* 26.00 | |
| APR 11 74 PR'FEE | | | A* .50 | |
| APR 11 74 | W'DEED | | A* 4.00 | * 30.50 |