BOOK 4811 PAGE 369 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 1974

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTYS., P. O. Box 15803, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Smith (NAME)	Same (NAME)	3W 1200
321 21st Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 92 7
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 377

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, MICHAEL JOSEPH O'BRIEN JR., BARBARA JOYCE O'BRIEN, PAUL MAURICE O'BRIEN, DANIEL CAIN O'BRIEN, FRANCIS XAVIER O'BRIEN, GRETCHEN O'BRIEN WHITMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. SMITH and wife, L. M. SMITH

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:

TRACT 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The east forty-five feet of Lot #35 in W. B. Cooper's Addition to Nashville, Tennessee, plan of which is registered in Book 57, page 39, of the Register's Office of said County.

SAID property fronts forty-five feet on the south side of Line Street in the City of Nashville, and runs back at right angles to said street and between parallel lines one hundred and seventy-five feet to a sixteen foot alley.

BEING part of the same property conveyed to Michael J. O'Brien by deed from Delia A. Cain, of record in Book 1261, page 547, Register's Office for Davidson County, Tennessee. The said Michael J. O'Brien having since died and devised said property to Michael Joseph O'Brien Jr., Barbara Joyce O'Brien, Paul Maurice O'Brien, Daniel Cain O'Brien, Francis Xavier O'Brien, and sister Mary KathleenDolores, C.S.C. St. Mary's Convent, Notre Dame, Indiana, formerly Gretchen O'Brien, as devisees under his Will, a certified copy of which is of record in Book 3368, page 580, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1819 Jo Johnston Avenue, Nashville, 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 our hand S this 9th day of April, 1974

Michael Joseph O'Brien Jr.
Michael Joseph O'Brien Jr.

Barbara Joyce O'Brien
Barbara Joyce O'Brien

Paul Maurice O'Brien
Paul Maurice O'Brien

Daniel Cain O'Brien
Daniel Cain O'Brien

Francis Xavier O'Brien
Francis Xavier O'Brien

Gretchen O'Brien Whitman
Gretchen O'Brien Whitman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL JOSEPH O'BRIEN JR., BARBARA JOYCE O'BRIEN, PAUL MAURICE O'BRIEN, DANIEL CAIN O'BRIEN, GRETCHEN O'BRIEN WHITMAN

the 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 17th day of April 1974.

Commission expires May 28, 1974

Anita S. West
Notary Public

STATE OF KENTUCKY
COUNTY OF KENTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCIS XAVIER O'BRIEN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Covington, Kentucky this 9th day of April, 1974.

Edwards Braden
Notary Public

My Commission Expires: August 9, 1977

as such

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

My commission expires _____

_____
Notary Public

M&

WARRANTY DEED

FROM

MICHAEL JOSEPH O'BRIEN, JR.

ET AL

TO

JAMES A. SMITH ET UX

C 52460

IDENTIF. REFERENCE

MAY 1 3 37 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-1-74	CONV	*2,100.00			
MAY-1-74 S'TAX			A*	5.46	
MAY-1-74 PR'FEE			A*	.50	
MAY-1-74	W'DEED		A*	4.00	* 9.96

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
Bk P

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201