BOOK 4811 PAGE 371 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4100.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-15-77

(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 1205
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 376

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

BEING the east twenty-four and one-half (24 1/2) feet of Lot No. 34 and the west six and one-half (6 1/2) feet of Lot No. 35 of W. B. Cooper's Addition to Nashville, Tennessee, a plan of which is recorded in Book 57, page 39, in the Register's Office of said County.

SAID parts of said Lots together front thirty-one (31) feet on the southerly side of Line Street, or Jo Johnston Avenue, and run back between parallel lines and at right angles to said street, one hundred and seventy-five (175) feet to a 16 foot alley.

BEING the same property conveyed to Michael J. O'Brien, by deed from Delia Agnes Cain, of record in Book 2199, page 263, 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 Kathleen Dolores, C.S.C., St. Mary's Covent, Notre Dame, Indiana, formerly Gretchen O'Brien, as devisees under the Will of Michael J. O'Brien, 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 1821 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 hands this 9th day of April, 19 74

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

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 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 19 74

Commission expires May 28, 1974

Anita S. Tiest
Notary Public

STATE OF KENTUCKY
COUNTY OF CAMPBELL

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 22 day of APRIL, 1974.

Edward Drew
Notary Public State at Large

My Commission Expires August 9, 1977

day of , 19

My commission expires

Notary Public

md

WARRANTY DEED

FROM MICHAEL JOSEPH O'BRIEN, JR. ET AL

TO JAMES A. SMITH ET UX

C 52461

IDENTIF. REFERENCE

MAY 1 3 37 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

Paul
Bob

MAY-1	CONV	*1,400.00			
MAY-1	S'TAX		A*	3.64	
MAY-1	PR'FEE		A*	.50	
MAY-1	W'DEED		A*	4.00	* 8.14