mail to

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4821 PAGE 832

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Nos:
Irby Bright, III 1709 Kingsbury Drive Nashville, Tennessee 37215	First Federal Savings & Loan 236 4th Ave. N. Nash., Tenn.	158-12 6

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration the receipt of which is hereby specifically acknowledged, and the assumption of a Deed of Trust, executed by George W. Smith and wife, Jane D. Smith, of record in Book 4387, page 379, Register's Office for Davidson County, Tennessee, to secure to First Federal Savings & Loan Association, the payment of a note in the original principal amount of $50,000.00, GEORGE W. SMITH and wife, JANE D. SMITH, have this day bargained and sold, and do hereby transfer and convey unto the said IRBY BRIGHT, III, and wife, SUE A. BRIGHT, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No 544 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 19 and 20, Register's Office for said County.

Said lot fronts 220 feet on the westerly side of Kingsbury Drive as measured around a curve and extends back 374.5 feet on the northerly line and 437.5 feet on the southerly line to a dead line in the rear and measures 232 feet thereon.

BEING the same property conveyed to George W. Smith and wife, Jane D. Smith, by deed from Estes-Taylor Company, Inc., of record in Book 4387, page 377, in said Register's Office.

This is improved property, known as 1709 Kingsbury Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said IRBY BRIGHT, III and wife, SUE A. BRIGHT, their heirs and assigns, forever. We

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $140,000.00. Subscribed and sworn to before me, this the 3rd day of June, 1974.

George Smith
Affiant

Commission Expires: 5-2-77 Notary Public: Irene Hogan

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, except for 1974 taxes, which are to be prorated and assumed by Grantees and Restrictive covenant contained in Book 2435, page 237, as amended in Book 2603, page 440, made applicable in instrument of record in Book 4169, page 719, and Book 4242, page 811, which contains a repurchase agreement, all in the Register's Office for Davidson County, Tennessee; owner's certificate of record in Book 4175, pages 19 and 20, minimum building setback line to be established by the City of Forest Hills, and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 X 25 foot utility anchor easement located on both front corners of said lot.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Irby Bright, III, and wife, Sue A. Bright, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3RD day of June, 1974.

George W. Smith
GEORGE W. SMITH

Jane D. Smith
JANE D. SMITH

JUN-4 CONV 50,000.00
STATE OF TENNESSEE) CONV 50,000.00
COUNTY OF DAVIDSON) ST'TAX A* 364.00
JUN-4 PR'FEE A* .50
JUN-4 WDEED A* 4.00 * 368.50

Personally appeared before me, [illegible], a Notary Public in and for said County and State, George W. Smith and wife, Jane D. Smith, the within named 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 office in Nashville, Tennessee, this 3rd day of June, 1974.

Commission Expires: 5-2-77 Notary Public: [illegible]

C57305

IDENTIF. REFERENCE
JUN 4 3 07 PH '74
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.