This Instrument Prepared By:

ROCHELLE & CALLIS
Attorneys At Law
Lebanon, Tennessee
Mt. Juliet, Tennessee

Send Tax Bills To:

Jerry R. Hubbard
824 Glen Leven Drive
Nashville, Tennessee

BOOK 4825 PAGE 171

DEED

New Owner: Same

134-3
6 7pw

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN R. SMITH and wife, MARTHA LAMBERT SMITH, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JERRY R. HUBBARD and wife, PRISCILLA M. HUBBARD the following described property, to-wit:

Land lying and being in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, in the City of Oak Hill, being a part of Lots Nos. 4 and 5 of the Mullen Land, a plan of which is of record in Minute Book "I", Page 103, of the Chancery Court and being a part of the John Thompson Farm and described as follows:

Beginning at a point in the east margin of Glen Leven Drive, said point being 25 feet south of a concrete monument in the east margin of said Drive, said point likewise being the southwest corner of the 25 foot strip of land that was conveyed to E. Lee Bennett by deed from C. L. Turner and wife, of record in Book 1238, Page 594, Register's Office, Davidson County, Tennessee: thence along Bennett's south line, north 82 degrees 59 minutes east 600 feet to a point; thence north 8 degrees 59 minutes west 25 feet to a point; thence north 89 degrees 59 minutes east 39 feet to a fence post; thence along a fence, south 4 degrees 04 minutes west 268.1 feet to a fence post; thence south 82 degrees 43 minutes west 594 feet to a monument in the east margin of Glen Leven Drive, opposite a fence post; thence with the margin of said drive in a northerly direction, around a slight curve having a radius of 1457.5 feet a distance of 211.28 feet to a point and north 8 degrees 59 minutes west 30 feet to the point of beginning.

Being the same property conveyed to John R. Smith and wife, Martha Lambert Smith by deed from Mary G. Thompson, (a widow), which deed is dated November 15, 1963, of record in Book 3649, Page 220 Register's Office for Davidson County, Tennessee, and being improved property.

This conveyance is made subject to the following:
Restrictive Covenants contained in a deed from John Thompson, Jr. et al to George M. White, dated October 21, 1920, of record in Book 560, Page 550, Register's Office for Davidson County, Tennessee.
Restrictions contained in an instrument executed by Curray L. Turner and wife, dated February 14, 1950, filed February 14, 1950, and recorded in Book 1788, Page 362, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said JERRY R. HUBBARD and wife, PRISCILLA M. HUBBARD, as tenants by the entireties, their heirs and assigns in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey same, that same is free, clear, and otherwise unencumbered, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

TAXES for the current year will be pro-rated as of the date of this deed.

WITNESS our hands on this the 14th day of June, 1974.

C5.8851

IDENTIF. REFERENCE

JUN 14 3 28 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

John R. Smith

Martha Lambert Smith

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the within named Bargainors, JOHN R. SMITH and wife, MARTHA LAMBERT SMITH, with both of whom I am personally acquainted, and who each acknowledge the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of June, 1974.

Mary Ensey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

4/25/76

JUN 14 72 CONV 90,000.00
JUN 14 72 CONV 65,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUN 14 72 S'TAX A* 403.00
JUN 14 72 PR'FEE A* .50
JUN 14 72 W'DEED A* 4.00 * 407.50

The actual consideration or value whichever is greater, for this transfer is $155,000.00.

Henry R. Hubbard

Subscribed and sworn to before me, this 14th day of June, 1974.

Mary Ensey
Notary Public

My commission expires: 4/25/76