BOOK 4832 PAGE 611

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DAVID P. TURNER (NAME:) | Mr. David P. Turner (NAME:) | 158-7-13 |
| 1801 Kingsbury Dr. (STREET ADDRESS OR ROUTE NUMBER) | 1801 Kingsbury Drive (STREET ADDRESS) | |
| Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37215 (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten & 00/100 ---------- *DOLLARS*

paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Samuel Boyd Smith and wife, Martha Sue F. Smith, to L. R. Grimes, Jr., Trustee, of record in Book 4612, page 808, Register's Office for Davidson County, Tennessee; we,

Samuel Boyd Smith and wife, Martha Sue F. Smith,

*have bargained and sold, and by these presents do transfer and convey unto the said* grantees, David P. Turner and wife, Nancy O. Turner, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 568 on the Plan of Hillsboro Park Subdivision, Section 10, as of record in Book 2900, page 73, described as follows:

Beginning at a point in the west margin of Kingsbury Drive at the corner of Lots Nos. 568 and 569; thence with the line between said lots, westerly 405.4 feet to a point; thence southeasterly 385 feet to the northerly margin of Lamar Drive; thence with the margin of said Drive, northeasterly 284.5 feet to the beginning of a curve; thence around said curve, northerly 33.6 feet to the west margin of Kingsbury Drive; thence with the margin of the same, northerly 255.3 feet to the point of beginning.

Being the same property conveyed to Samuel Boyd Smith and wife, Martha Sue F. Smith, by deed from Forrest W. Wattenbarger and wife, Beulah B. Wattenbarger, of record in Book 4612, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974.

The undersigned member of the Committee appointed by instrument of record in Book 4207, page 397, said Register's Office, joins herein to give consent to the within conveyance and to signify compliance with restrictions requiring an offer of reconveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,000.00

Subscribed and sworn to before me, this the 1st day of July, 19 74

David P. Turner
Affiant

My commission expires: 4/25/76 (Affix Seal)

Mary Ensley
Notary Public

MARY ENSLEY NOTARY PUBLIC

This Instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

unimproved ( )
This is improved (X) property, known as 1801 Kingsbury Road, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town)

*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,* except as stated above.

*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.*

*Witness* our hands *this* 1st *day of* July, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Samuel Boyd Smith

Samuel Boyd Smith

Martha Sue F. Smith

Martha Sue F. Smith

Vernon M. Williams

Member of Committee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Mary Emery, *a Notary Public in and for said County and State, the within named* Samuel Boyd Smith and wife, Martha Sue F. Smith,

*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* 1st *day of* July, *19* 74.

Mary Emery, *Notary Public.*

*Commission Expires* 4/25/76.

NOTARY PUBLIC

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*STATE OF*
*COUNTY OF*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

*Witness my hand and seal, at office in*....., *this*.....*day of*....., *19*.....

.....
*Notary Public*

*Commission Expires*.....

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, J. R. Wyatt, a Notary Public in and for said County and State, Vernon M. Williams, Member of Committee, 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 Nashville, Tennessee, this 9TH day of JULY, 1974.

J. R. Wyatt
Notary Public

My commission expires: Aug. 9, 1975

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG. 22357
NASHVILLE

**WARRANTY DEED**

FROM
SAMUEL BOYD SMITH, ET UX

TO
DAVID P. TURNER, ET UX

C 62261

IDENTIF. REFERENCE

JUL 9 3 44 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

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|---|---|---|---|---|---|
| JUL-9-74 | CONV | 71,000.00 | | | |
| JUL-9-74 | S'TAX | | A* | 184.60 | |
| JUL-9-74 | PR'FEE | | A* | .50 | |
| JUL-9-74 | W'DEED | | A* | 8.00 | * 193.10 |