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IDENTIF. REFERENCE

AUG 16 12 00 PM '74

FELIX Z WHITE REGISTER
DAVIDSON COUNTY, TENN.

Mail Tax Bills To: Jimmy O. Smith
Buyer 213 East Marihamm Road
Madison, Tennessee 37115

Zip

BOOK 1844 PAGE 250

M. 26-14
P 18 PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTEEN THOUSAND ($13,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, MARVIN K. BARRY, THOMAS F. FRIST AND HARRY H. SADLER, have this day bargained and sold and by these presents do hereby transfer and convey unto JIMMY O. SMITH AND JAMES A. SMITH, as tenants in common, share and share alike, their heirs and assigns, the following parcel of land in the Tenth Civil District of Nashville, Davidson County, Tennessee, and the northerly part of Lot No. 24 of Terra View Subdivision, as of record in Book 1424, Page 4, Register's Office of Davidson County, more particularly described as follows:

BEGINNING at a point in the easterly margin of Wade Circle, thence north 10° 55' 33" east 32.3 feet to a point, the beginning of a curve to the right; thence with said curve, having a central angle of 83° 30' a radius of 20.00 feet, and a distance of 29.1 feet to a point; thence south 85° 34' 27" east 182.3 feet to a point; thence south 11° 55' 33" west 50.6 feet to a point; thence north 85° 34' 27" west 200.00 feet to the point of beginning, containing 0.23 acre, more or less.

BEING the property conveyed to Marvin K. Barry, Thomas F. Frist and Harry H. Sadler, by deed from Robert D. Pilkinton, Trustee, of record in Book 4380, Page 190, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said JIMMY O. SMITH

This instrument was prepared by
HARSH, KELLY & HARSH
Gallatin, Tennessee

AND JAMES A. SMITH, as tenants in common, share and share alike, their heirs and assigns, in fee simple forever.

WE COVENANT with said GRANTEES that we are lawfully seized and possessed of said lot or parcel of land, that we have a good right to convey the same, and that the same is unencumbered, EXCEPT for 1974 real estate taxes, which are to be pro-rated and payment to be made by JIMMY O. SMITH AND JAMES A. SMITH, set back line from Wade Circle East as shown on recorded plan, which is waived in Book 1515, Page 214, and a 10-foot easement for public utilities and drainage along the rear line of said lot; and applicable Zoning Regulations.

WE FURTHER COVENANT with said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto the said JIMMY O. SMITH AND JAMES A. SMITH, AS TENANTS IN COMMON, share and share alike, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

GRANTEES will be given full possession of said premises upon delivery of this deed.

OF SAID CONSIDERATION of THIRTEEN THOUSAND ($13,000.00) DOLLARS, the sum of THREE THOUSAND, SEVEN HUNDRED SEVENTY ($3770.00) DOLLARS has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of NINE THOUSAND, TWO HUNDRED THIRTY ($9,230.00) DOLLARS the said JIMMY O. SMITH AND JAMES A. SMITH have this day executed their three promissory notes in the amounts of TWO THOUSAND, THREE HUNDRED SEVEN AND 50/100 ($2,307.50) DOLLARS; TWO THOUSAND, THREE HUNDRED SEVEN AND 50/100 ($2,307.50) DOLLARS and FOUR THOUSAND, SIX HUNDRED FIFTEEN ($4,615.00) DOLLARS, payable respectively to MARVIN K. BARRY, THOMAS F. FRIST AND HARRY H. SADLER, which notes are secured by DEED OF TRUST of even date, with same being filed for record in the Register's Office of

Davidson County, Tennessee, simultaneously with this Warranty Deed.

WITNESS our hands this 8th day of August, 1974.

MARVIN K. BARRY

THOMAS F. FRIST

HARRY H. SADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CONV
S'TAX A* 33.80
FEE A* .50

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARVIN K. BARRY THOMAS F. FRIST AND HARRY H. SADLER, the 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 Nashville, Tennessee, this 8 day of ~~July~~ August, 1974.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: My Commission Expires Feb. 1, 1978

STATE OF TENNESSEE
SUMNER COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $13,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me, this the 12th day of August, 1974.

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My commission expires: 10/21/77