This deed prepared by Jordan Stokes III, Attorney
1206 Sudekum Building
Nashville, Tennessee 37219

BOOK 4877 PAGE 639

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCES PRESTON & RICHARD C. BLAKE	MRS FRANCES PRESTON (NAME)	93-13 P. 248
710 16th AVE. SOUTH (STREET ADDRESS OR ROUTE NUMBER)	710 16th AVENUE SOUTH (STREET ADDRESS)	93-13 P. 249
NASHVILLE TN. 37203 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN. 37203 (CITY) (ZONE) (STATE)	93-13 P. 167

For and in Consideration of the sum of One hundred sixty-five thousand----------
----------($165,000.00)----------*DOLLARS*
paid by Richard C. Blake and Frances Preston, the receipt of which is hereby acknowledged, I, J. Hal Smith, have bargained and sold, and by these presents do transfer and convey to Richard C. Blake and Frances Preston, their heirs and assigns, as tenants in common with each holding and owning a fifty per cent interest therein, the following tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. I:
LAND in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 28 on the Plan of Sigler's Addition, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

SAID Northerly part of Lot No. 28 fronts 55 feet on the easterly side of 16th Avenue, South, as widened, and runs back between parallel lines with the southerly margin of Sigler Street, 163 feet more or less, to an alley.

TRACT NO. II:
LAND in Davidson County, Tennessee, being the westerly 67 feet of Lot No. 27 on the Plan of Sigler's Addition, of record in Plan Book 1, page 4, Chancery Court at Nashville.

SAID Part of Lot No. 27 fronts 67 feet on the southerly side of Sigler Street and runs back between parallel lines, with the easterly margin xxxxxxxxxxxxxxxxxxxx*have bargained and sold, and by these presents do transfer and convey unto*
the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx*heirs and assigns, a certain tract or parcel of*
land in Davidson County, State of Tennessee, described as follows, to-wit: xxxxxxxxxxxxxxxxxx
of an alley, 205 feet to an alley in the rear.

TRACT NO. III:
LAND in Davidson County, Tennessee, being the east 50 feet of Lot No. 27 on the Map of Sigler's Addition, of record in Book 1, page 4, Chancery Court at Nashville.

SAID part of Said Lot 27 fronts 50 feet on the southerly side of Sigler Street, and runs back between parallel lines 205 feet to an alley.

BEING property conveyed to J. Hal Smith, by deed from Pamper Music, Inc., of record in Book 4411, page 935, Register's Office for Davidson County, Tennessee, and by deed from Garland P. (Hank) Cochran, of record in Book 4654, page 567, Register's Office for Davidson County, Tennessee.

NABLE L. HARRIS * NOTARY PUBLIC * DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $165,000.00

Subscribed and sworn to before me, this the 24th day of December 1974

Affiant

Mable L. Harris
Notary Public

My commission expires: (Affix Seal)

My Commission Expires December 23, 1975

DEC27	CONV	90,000.00			
DEC27	CONV	75,000.00			
DEC27	S'TAX		A*	429.00	
DEC27	PR'FEE		A*	.50	
DEC27	W'DEED		A*	6.00	* 435.50

unimproved (X)
This is improved ( ) property, known as ..... Nashville, Tennessee
(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 Richard C. Blake and Frances Preston, their *heirs and assigns, forever.*

And I *do covenant with the said* purchasers, Blake et al, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, J. Hal Smith

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard C. Blake and Frances Preston, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 29th *day of* December, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I, Velma W. Smith wife of J. Hal Smith join in this deed.

J. Hal Smith

Velma W. Smith

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs Maydelle Sandusky, *a Notary Public in and for said County and State, the within named* J. Hal Smith and Velma W. Smith

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 Nashville, *Tennessee, this* 28th *day of* December, *19* 73

Mrs Maydelle Sandusky, *Notary Public.*

Commission Expires 10-9-77.

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.....

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.....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
DEC 27 2 49 PM '73
IDENTIF. REFERENCE

C 8 2 6 4 0