BOOK 4877 PAGE 726

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard E. Smith, et ux. (NAME)	New Owners (NAME)	130-8-93
3610 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	700-45100
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) *Dollars,* paid in cash, and other good and valuable consideration received from the grantees hereinafter named; we,

Clarence Simpson Thomas, Jr. and wife, Alice McRady Thomas,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees, Howard E. Smith and wife, Louise M. Smith, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Trimble Road at the corner of Lots 20 and 21; thence with the line between said lots, northerly 265.8 feet to the south line of Lot 19; thence with the line between Lots 19 and 20 easterly 147 feet to the west margin of Lindawood Drive; thence with the margin of the same, southerly 243.6 feet to the beginning of a curve; thence around said curve, southwesterly 39.8 feet to the north margin of Trimble Road; thence with the margin of the same westerly 130 feet to the point of beginning.

Being the same property conveyed to Clarence Simpson Thomas, Jr., and wife, Alice McRady Thomas, by deed from Jack M. Edens and wife, Lillian D. Edens, of record in Book 4427, page 927, Register's Office for said County.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,500.00

Subscribed and sworn to before me, this the 27th day of Dec 19 74

Affiant Howard E. Smith

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

Notary Public Mary Ennis

NOTARY PUBLIC AT LARGE, TENNESSEE

This is improved (X) unimproved ( ) property, known as 3610 Trimble Road, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* We *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 26 *day of* Dec, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence Simpson Thomas, Jr.

Alice McRady Thomas

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James L. Uden, a Notary Public in and for said County and State, Clarence Simpson Thomas, Jr. and wife, Alice McRady Thomas,

the within named 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 26 day of Dec., 19 74.

James L. Uden
Notary Public

Commission expires 11-2-77

JAMES L. UDEN NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
DUNCAN TRUST BLDG.

22570

WARRANTY DEED

FROM

CLARENCE SIMPSON THOMAS, JR., et ux

TO

HOWARD E. SMITH, et ux

C 82671

IDENTIF. REFERENCE

Dec 27 3 33 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 27 74	CONV	58,500.00			
DEC 27 74	S'TAX		A*	152.10	
DEC 27 74	PR'FEE		A*	.50	
DEC 27 74	W'DEED		A*	4.00	* 156.60

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238