(This instrument was prepared by James W. Bell, Attorney at Law, 320 Gallatin Rd. Madison, Tenn. 37115)

WARRANTY DEED

BOOK 4884 PAGE 566

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) SAME	Charles F. Smith et ux (NAME)	15DA58205
(STREET ADDRESS OR ROUTE NUMBER)	2612 Tiffany Drive (STREET ADDRESS)	Map - 84-5
(CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37206 (CITY) (ZONE) (STATE)	Parcel - 31

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid by the said GRANTEES, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, JAMES W. DOWNS, EXECUTOR, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXXX~~ CHARLES F. SMITH AND WIFE, LOU ELLA SMITH, herein called the GRANTEES, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXX~~, heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tiffany Terrace, as of record in Book 2854, page 59, Register's Office for said County.

Said Lot No. 16 fronts 60.0 feet on the southerly side of Tiffany Drive and extends back between lines, 256.7 feet on the westerly line and 306.0 feet on the easterly line, to a dead line in the rear, measuring 160.0 feet thereon.

Being the same property conveyed to Major Medford Keaton and wife, Sara D. Keaton by Deed from Sadler Construction and Realty Company of record in Book 3467, page 425, Register's Office for Davidson County, Tennessee. The said Sara D. Keaton having died testate, with her husband Major Medford Keaton having pre-deceased her, and by Will of record in Will Book 112, page 136, Probate Court Clerk's Office for said County empowered James W. Downs, as Executor to sell and convey said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,250.00

Subscribed and sworn to before me, this the 27th day of January 75

Affiant Lou Ella Smith

My commission expires: Nov. 6, 1976 (Affix Seal)

Notary Public Billy A Howell

This is ~~unimproved~~ improved (X) property, known as 2612 Tiffany Drive (House Number) Nashville, TEnn. 37206 (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 ~~XXXXXX~~, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their ~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness My hand this 27th day of January, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James W. Downs, Executor

(James W. Downs, Executor)

BOOK 4884 PAGE 567

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James W. Downs, Executor

the within named bargainor....., 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 Madison *Tennessee this* 27th *day of* January, *19*75

Billy H. Howell
Notary Public

Commission expires Nov. 6, 1976

HOWELL NOTARY PUBLIC DAVIDSON COUNTY, 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.....

JAN28 75 CONV 28,250.00
JAN28 75 S'TAX A* 73.32
JAN28 75 PR'FEE A* .50
JAN28 75 W'DEED A* 4.00 * 77.82

WARRANTY DEED

FROM

JAMES W. DOWNS, EXECUTOR

TO

CHARLES F. SMITH ETUX

C 85775

IDENTIF. REFERENCE

JAN 28 2 14 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

[illegible] Hill & Dol[illegible]
[illegible] Hillsboro Rd. South
[illegible], Tenn. 37115