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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Randolph Smith et ux (NAME)	Fidelity Federal S&L Assn. (NAME)	Par: Map/130-9-131
407 W. Tyne Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	BM 09315
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

FEB28[illegible] CONV 85,000.00
FEB28[illegible] S'TAX A* 221.00
FEB28[illegible] PR'FEE A* .50
FEB28[illegible] W'DEED A* 6.00 * 227.50

We, HARRY J. BANDY, JR. and wife, MAE D. BANDY,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM RANDOLPH SMITH and wife, MARGARET SMITH, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Being Lot No. 3 and the southeasterly 25 feet of Lot No. 4 on the Map of the Subdivision of part of Block No. 1, of the Highlands of Belle Meade, as of record in Book 1644, page 105, Register's Office for said County.

Said lot and part of lot adjoin and front together 175 feet on the southwesterly side of West Tyne Lane, formerly Lochin Lane, and run back between lines, 299.75 feet, more or less, on the northwesterly line of said part of Lot No. 4 and 400 feet on the southeasterly line of Lot No. 3 to a dead line in the rear, measuring 235 feet, more or less thereon.

TRACT NO. 2: Being part of Block "F", on the Plan of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, and described according to a copy of a survey made April 22, 1949, by Yokley & Waggoner, Engineers, as follows:

Beginning at a point in the easterly margin of West Tyne Drive or Lane, formerly Lochin Lane, where the margin of said Drive would be intersected by the southeasterly line of Lot 3, as

This instrument prepared by
[illegible] McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1975

My commission expires: 1/29/77

(Affix Seal)

Notary Public

shown on the Map of Highlands of Belle Meade, as of record in Book 1644, page 105, said Register's Office; thence northwesterly, around a curve and along the center line of Richland Creek, 175 feet, more or less, to a point; thence in a southwesterly direction 12.6 feet, more or less, to the easterly margin of said Lane; thence in a southeasterly direction 175 feet, more or less, to the point of beginning. Including all rights of the grantors herein, in and to all that property lying between Lochin Lane or West Tyne Lane, and the Belle Meade Golf and Country Club Property, for the frontage on said lane as shown above.

Being the same property conveyed to Harry J. Bandy, Jr., by deed from Salura C. Bandy,of record in Book 4861, page 405, Register's Office for said County.

C 8 9 1 1 4

IDENTIFICATION REFERENCE

FEB 28 2 45 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 407 West Tyne Lane, 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 WILLIAM RANDOLPH SMITH and wife, MARGARET SMITH, their *heirs and assigns, forever.*

And we *do covenant with the said* William Randolph Smith and wife, Margaret Smith, *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 by easement to erect, maintain and operate electric transmission lines with rights as set out in grant from M. N. Young, Trustee, to the City of Nashville, of record in Book 1644, page 373, Register's Office for Davidson County, Tennessee, and taxes for the year 1975, subject to which this conveyance is executed.

And we, Harry J. Bandy, Jr. and wife, Mae D. Bandy, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Randolph Smith and wife, Margaret Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28rd *day of* February, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry J. Bandy, Jr.

Mae D. Bandy

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Harry J. Bandy, Jr. and wife, Mae D. Bandy,

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 day of February, 19 75.

George W. Pickard, Notary Public.

Commission Expires 11/12/75

NOTARY PUBLIC DAVIDSON COUNTY

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.....