This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madiso Street, Madison, Tennessee 37115

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. FESMIRE, ET UX (NAME)	SAME (NAME)	6/0 Map 68
615 Georgetown Dr. (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4909 PAGE 159 (STREET ADDRESS)	Par. 6
Nashville TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100---------

----------($10.00)----------*DOLLARS*

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

MAY-2[illegible]	CONV	10,500.00			
MAY-2[illegible] S'TAX			A* 27.30		
MAY-2[illegible] PR'FEE			A* .50		
MAY-2[illegible]	W'DEED		A* 6.00	*	33.80

DONALD A. SMITH AND WIFE, JUNE C. SMITH,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. FESMIRE AND WIFE, CAROLE FESMIRE,

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

Land in the 13th Civil District of Davidson County, Tennessee, being described by an unrecorded survey dated March, 1975, by Barry Greer and Associates and being further shown on said survey as Tract 3 of the Donald A. Smith Farm, said tract being described as follows:

Tract 3: Beginning at a point in the northerly margin of Hyde's Ferry Pike, being at the southwest corner of the property of Lewis Simpkins, et ux, as described in an instrument of record in Book 3672, page 227, said Register's Office; thence along the northerly margin of Hyde's Ferry Pike S 73° 24' W 249.14 feet to a point being the southwest corner of this tract and the southeast corner of Tract 2; thence N 02° 38' E along the easterly margin of Tract 2, 2078.6 feet to a point being the northwest corner of this tract and the northeast corner of Tract 2; thence S 88° 47' E along the southerly boundary of the property of Nathan Wall, et ux, of record in Book 3618, page 355, said Register's Office, 312.0 feet to a corner post, being the northwest corner of Simpkins and the northeast corner of this tract; thence S 04° 39' W along the westerly boundary of Simpkins 2024.0 feet to the point of beginning, containing 13.0 acres, more or less.

Being a part of the same property conveyed to Donald A. Smith by deed from wife, June C. Smith, of record in Book 4450, page 766, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Donald A. Smith and wife, June C. Smith, by deed from Milus Milton Phillips and wife, Katherine Morris Phillips, of

(cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00

Subscribed and sworn to before me, this the 29th day of April 19 75

Affiant

My commission expires: 11/12/75 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

record in Book 4253, page 704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a quitclaim deed referred to in a deed of record from C. W. Wittenmeier, et ux, to Milus Milton Phillips, et ux of record in Book 2334, page 388, Register's Office for Davidson County, Tennessee, which conveyed the below described property, which according to the deed from C. W. Wittenmeier, et ux, to Milus Milton Phillips, et ux, is contained in the above described property on a portion thereof.

A small triangular strip of land fronting on the northerly side of new Hyde's Ferry Pike, in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee. Beginning at a point in the northerly margin of the new Hyde's Ferry Pike and the southerly margin of Lot No. 3 on the map showing the survey of the Mrs. Ellen Simpkins' Homeplace as of record in Book 547, page 61, Register's Office for said County, which point is located 25 feet easterly from the westerly margin of said Lot No. 3; thence North 52° 30' East 69 feet, more or less, which is along the southerly margin of Lot No. 3 and continuing along said margin North 59° East 72 feet, North 75° 45' East 267 feet to a point; thence South 80° 30' East 113 feet, more or less, to the northerly margin of the new Hyde's Ferry Pike; thence westerly with the northerly margin of the new Hyde's Ferry Pike 500 feet, more or less, to the point of beginning.

unimproved ( )
This is improved ( ) property, known as ..... (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 grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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 as appears of record.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* April, *19* 75., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jane C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* DONALD A. SMITH AND WIFE, JUNE C. SMITH

*the 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 Madison, *Tennessee, this* 28th *day of* April, *19* 75.

Thomas M Black
Notary Public

THOMAS M. BLACK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Commission Expires 11/12/75.

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 .....

TAX REFERENCE MAY 2 11 AM '75 FEE $ PAID DAVIDSON COUNTY, TENN.