BOOK 4911 PAGE 994 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1974

Notary Public

MY COMMISSION EXPIRES: 2-27-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David Rutherford, Atty. 315 Union St., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Thomas Smith, Jr. et ux, (NAME)	First Federal (NAME)	7DA-50865
Polly D. Smith	4th & Union	130-11
3913 Wayland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	113
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George E. Niederhauser and wife, Bettylyn Niederhauser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Thomas Smith, Jr. and wife, Polly D. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: .

Being Lot No. 16 of Block "S" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for said County, described as follows:

Beginning on the southerly margin of Wayland Drive at the corner of Lots Nos. 16 and 17; thence with the line between said two lots, southwardly 212 feet to the northerly line of Lot No. 15; thence with said line, westwardly 202.45 feet to the easterly margin of Beacon Drive; thence with said Drive, northwardly 182.2 feet to the beginning of a curve; thence around said curve with a 20 foot radius northeastwardly 39.19 feet to the southerly margin of Wayland Drive; thence with said Drive, eastwardly 172.96 feet to the beginning.

Being the same property conveyed to George E. Niederhauser and wife, Bettylyn Niederhauser, by deed from John A. Roth and wife, Alene Burns Roth, of record in Book 4328, page 581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 1512, page 384, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 1424, page 25, said Register's Office, shows an Owner's Certificate, a 75-foot minimum building setback line from Wayland Drive, a 37.5-foot setback line from Beacon Drive, and a 10-foot easement for public utility purposes along the rear line of said lot.

This is unimproved ( ) improved (X) property, known as 3913 Wayland Drive (House Number) (Street) Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of August, 1974

George E. Niederhauser

Bettylyn Niederhauser

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, the within named George E. Niederhauser and Bettylyn Niederhauser

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 9th day of August 1974

Commission expires 8-2-76

Patrick J. McGuigan
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
GEORGE E. NIEDERHAUSER ET UX,

TO
BETTYLYN M. NIEDERHAUSER

J. THOMAS SMITH, JR. ET UX,
POLLY D. SMITH

C 9 8 0 0 6

IDENTIF. REFERENCE

MAY 12 3 34 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 12 75	CONV	53,000.00			
MAY 12 75	S'TAX		A*	137.80	
MAY 12 75	PR'FEE		A*	.50	
MAY 12 75	M'DEED		A*	4.00	* 142.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.