WARRANTY DEED BOOK 4939 PAGE 509

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Lonnie Richard Smith (NAME:)	Same (NAME:)	Hot
371 Walker Rd-Apt 24 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	161
Nashville Tenn 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	166 PW

For and in Consideration of the sum of Fifty-one Thousand and no/100---------- ----------($51,000.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Cousins Properties of Tennessee, Inc.

AUG-8 15	CONV	51,000.00			
AUG-8 15 S'TAX			A*	132.60	
AUG-8 15 PR'FEE			A*	.50	
AUG-8 15	W'DEED		A*	6.00	* 139.10

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Lonnie Richard Smith, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 9, on the Third Revision of Hickory Plaza, of record in Book 4860, page 29, Register's Office for said County.

SAID Lot No. 9 fronts 170 feet on the easterly side of Hickory Plaza and extends back between lines, 291.40 feet on the southerly side and 276.11 feet on the northerly side to a broken line in the rear, measuring 168.88 feet, containing 1.05 acres, more or less.

BEING part of the same property conveyed to Cousins Properties of Tennessee, Inc., a Georgia Corporation, by deed from Brentwood East Company, a Limited Partnership, acting by and through its General Partner, Justus Investment Company, a partnership composed of Walter E. Justus and Walter G. Justus, of record in Book 4658, page 794, Register's Office for Davidson County, Tennessee.

D 10193

T REFERENCE

AUG 8 10 08 AM '75

REGISTER DAVIDSON COUNTY, TENN.

"THIS INSTRUMENT PREPARED BY JAMES I. VANCE BERRY ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER [illegible] 37238"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 51,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of August 1975

My commission expires: May 2, 1977 (Affix Seal)

NOTARY PUBLIC

Notary Public

TAYLOR HARRIS NOTARY PUBLIC STATE OF TENNESSEE

This conveyance of said real property is made expressly subject to:

1. Metropolitan and State taxes for the year 1975 which have been prorated.

2. Easement for trimming and cutting trees as reserved in favor of Southern Bell Telephone and Telegraph Company by instrument of record in Book 1065, page 259, said Register's Office.

3. Sanitary sewer easement and conditions of the owner's certificate as set forth on the recorded plan of Hickory Plaza, Third Revision, of record as aforesaid.

unimproved (X)
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 Grantee, his *heirs and assigns, forever.*

And Grantor*do/covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as set forth hereinabove.

And Grantor *do further covenant and bind* itself, its successors and/assigns ~~heirs and representatives~~ to *warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* August, *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.*

COUSINS PROPERTIES OF TENNESSEE, INC.

By Edwin Voltert Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, M. Taylor Harris, Jr. *, a Notary Public of the State and County aforesaid, personally appeared* George Volkert *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Cousins Properties of Tennessee, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee

this 6th *day of* August *, 19*75

M. Taylor Harris, Jr.
Notary Public

M. TAYLOR HARRIS, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission Expires May 2, 1977