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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold I. Smith and wife, Brenda K. Smith	SAME	77-52
6652 Beacon Lane (STREET ADDRESS OR ROUTE NUMBER)	(NAME:)	8D-15539
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)----------

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DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned,

EDWARD A. KNOB and wife, NANCY J. KNOB

have bargained and sold, and by these presents do transfer and convey unto the said ARNOLD I. SMITH and wife, BRENDA K. SMITH their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

The following described land is located in the 8th Civil District of Davidson County, Tennessee, and is Lot No. 8 of nine (9) lots known as Deer Ridge Acres and is a portion of the Enoch Dozier property that is a deed of record in Book 4258, page 40, Register's Office for Davidson County, Tennessee, described according to a plat made by James T. Brewer, revised November 2, 1973.

Bounded on the north by the River Road. Bounded on the east by Lot No. 7. Bounded on the south by the property of Vorbusch. Bounded on the west by Lot No. 9.

Beginning in the center of Cub Creek and thence along the South margin of River Road, S 63° 45' E 205 feet, S 66° 00' E 100 feet, S 61° 30' E 100 feet, S 57° 00' E 100 feet, S 52° 30' E 100 feet, S 50° 45' E 150 feet, S 37° 15' E 103.5 feet, to an iron pipe. The northwest corner of the lot being described, also the northeast corner of Lot No. 9. Thence with the south margin of River Road south 37° 15' E 46.5 feet to an iron pipe, south 35° 45' E 150 feet to an iron pipe, south 34° 15' E 87 feet to an iron pipe, the northeast corner of Lot No. 8, also the same point being the northwest corner of Lot No. 7. Thence leaving the south margin of River Road and with the west boundary of Lot No. 7 south 43° 45' W 936.91 feet to an iron pipe, the southwest corner of Lot No. 7. Thence with the boundary of Lot No. 7 south 35° 15' E 250 feet to an iron pipe, the same point being the southeast corner of Lot No. 7 and in the west boundary of Lot No. 6. Thence with the west boundary of Lot No. 6 south 43° 45' W 449.9 feet,

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 9th day of January, 19 76

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

to an iron pipe, the same point being the southwest corner of Lot No. 6 also the southeast corner of Lot No. 8 and in the north boundary of the Vorbusch property. Thence with the north boundary of the Vorbusch property north 35° 15' W 530 feet to an iron stake the same point being the southwest corner of Lot No. 8 and the southeast corner of Lot No. 9. Thence with the east boundary of Lot No. 9 north 43° 45' E 1383 feet to the point of beginning. Total acres 11.4±

Being part of the same property conveyed to Edward A. Knob and wife, Nancy J. Knob by deed from Robert G. Sullivan and wife, Ruby D. Sullivan, of record in Book 4606, page 816, Register's Office for Davidson County, Tennessee.

It is expressly understood that this property is sold subject to the following restrictions:

1. Only residential homes are permissible on subject property.
2. Each home shall be constructed with a minimum of 1250 square feet, living area
3. No swine shall be allowed on said property
4. No mobile homes shall be allowed on said property.
5. No junk cars shall be allowed on subject property.
6. No commercial enterprises shall be allowed on subject property.
7. Barns and horses are permitted.

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 ARNOLD I. SMITH and wife, BRENDA K. SMITH their *heirs and assigns, forever.*

And we *do covenant with the said* ARNOLD I. SMITH and wife, BRENDA K. SMITH *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1976 taxes, restrictive covenants of record in BK.4239,p.460 and easements 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* ARNOLD I. SMITH and wife, BRENDA K. SMITH their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 9th *day of* January, *19* 76; *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward A. Knob
Edward A. Knob

Nancy J. Knob
Nancy J. Knob

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Edward A. Knob and wife, Nancy J. Knob

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 January, 1976.

Gail Pigg, Notary Public.

Commission Expires 4/27/77

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.

WARRANTY DEED

FROM

Edward A. Knob et ux

TO

Arnold I. Smith et ux

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

D 3 1 8 1 5

IDENTIF. REFERENCE

JAN 13 8 56 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JAN 13⁷⁶ CONV 11,000.00
JAN 13⁷⁶ STAX B* 28.60
JAN 13⁷⁶ PRFEE B* .50
JAN 13⁷⁶ WDEED B* 8.00
* 37.10

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