FILE BOX 3

BOOK 4996 PAGE 52

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger G. Roysden, et ux	Commerce Union Bank	4D 41815
(NAME:)	(NAME:)	
1000 Debow Street	2114 Parkway Towers	44 - 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138	Nashville, TN 37219	279
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

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

Hershel Carlos Smith and Fleta Smith, Co-Executor/Executrix of the estate of Nina Christine Haston Smith, Deceased

have bargained and sold, and by these presents do transfer and convey unto the said Roger G. Roysden and wife, Rose Mary Roysden, their---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 65, in the Register's Office for Davidson County, Tennessee; located on southwest corner of the intersection of Debow and Tenth Streets, containing 0.07 acres , more or less.

Being the same property that was conveyed to Robert V. Smith and wife, Nina H. Smith, by deed from E. I. DuPont de Nemours & Company of record in Book 855, page 208, Register's Office for said County. The said Robert V. Smith has since died, the date of his death being July 26, 1975 and Nina Christine Haston Smith has since died, the date of her death being August 19, 1975. The Will of Nina Christine Haston Smith has been duly probated in the Probate Court for Davidson County, Tennessee in Will Book 114, page 432. By the terms of her Will she expressly empowered Hershel Carlos Smith and Fleta Smith as Co-Executor/Executrix of her estate to sell said land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 10th day of February, 19 76

Affiant

My commission expires: 7-19-79

(Affix Seal)

Notary Public

WALLACE NOTARY PUBLIC TENNESSEE

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unimproved ( )
This is improved (X) property, known as 1000 (House Number) Debow Street (Street) P. O. Address: Old Hickory (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 Roger G. Roysden and wife, Rose Mary Roysden, their *heirs and assigns, forever.*

And we *do covenant with the said* Roger G. Roysden and wife, Rose Mary Roysden *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.*

And we, Hershel Carlos Smith and Fleta Smith, Co-Executor/Executrix of the estate of Nina Christine Haston Smith, Deceased *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roger G. Roysden and wife, Rose Mary Roysden, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* February, *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.*

Hershel Carlos Smith
Hershel Carlos Smith

Fleta Smith
Fleta Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Hershel Carlos Smith and Fleta Smith, Co-Executor/Executris of the estate of Nina Christine Haston Smith, Deceased

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 10th day of February, 19 76.

Bruce Wallace, Notary Public.

Commission Expires 7-19-78.

BRUCE WALLACE NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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.....

FILE BOX 3

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D 35706

WARRANTY DEED

FROM

HERSHEL CARLOS SMITH, ET AL ETC.

TO

ROGER G. ROYSDEN, ET UX

IDENTIF. REFERENCE

FEB 11 12 33 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 11 76	CONV	18,000.00			
FEB 11 76	S'TAX		B*	46.80	
FEB 11 76	PR'FEE		B*	.50	
FEB 11 76	W'DEED		B*	8.00	* 55.30

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201