This instrument prepared by:
Raymond H. Darrow, Attorney
501 Union
Nashville, Tennessee

WARRANTY DEED

BOOK 5031 PAGE 762

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Sanders Holt, et al	SAME	Map 73-1
(NAME)	(NAME)	
3900 Ivy Drive		Parcel 229
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Jack Sanders Holt and Joni Lin Smartt and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James W. Smartt and wife, Josephine R. Smartt,

have this day bargained and sold, and do hereby transfer and convey unto the said Jack Sanders Holt and Joni Lin Smartt,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Moss Rose Heights, of record in Book 1835, page 103, Register's Office for said County. Said Lot No. 66 is more particularly described as follows:

Beginning on the easterly margin of Ivy Drive at the common corner of Lots 66 and 67 in said Subdivision; thence with the line between Lots 66 and 67 eastwardly 178.3 feet; thence south 35° 01' 08" east 100 feet to the northerly margin of Ivy Drive; thence with the same westwardly 103.17 feet to a concrete monument marking the beginning of a curve; thence to the right around said curve with the margin of Ivy Drive in a northwesterly direction 117.91 feet to a concrete marker in the easterly margin of Ivy Drive; thence with the easterly margin of Ivy Drive northwardly 25 feet to the beginning.

Being the same property conveyed to James W. Smartt and wife, Josephine R. Smartt, by deed from Homer L. Brown and wife, Vivian W. Brown, of record in Book 3317, page 69, Register's Office for said County.

This conveyance is subject to a ten-foot easement for public utilities and building setback lines, and conditions of owner's certificate, as shown on plan of record in Book 1835, page 103, Register's Office for said County; and restrictive covenants of record in Book 1905, page 112, Register's Office for said County, by instrument of record in Book 1916, page 394, Register's Office for said County, restriction No. 4 as set out in Book 1905, page 112, is striken and removed therefrom and shall not be binding on any owner or purchaser thereof.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 3rd day of June 19 76

Affiant Jack S. Holt

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

This is unimproved ( ) improved (X) property, known as 3900 Ivy Drive (House Number) Nashville, Tennessee (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jack Sanders Holt and Joni Lin Smartt their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1976 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack Sanders Holt and Joni Lin Smartt their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* June, 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.*

James W. Smartt

Josephine R. Smartt

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, James W. Smartt and wife, Josephine R. Smartt

the within named 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 Nashville, Tennessee this 3rd day of June, 19 76.

Mary Ensey
Notary Public

Commission expires 4/21/80

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.....

JUN-4 76	CONV	30,000.00			
JUN-4 76 S TAX			B*	.78.00	
JUN-4 76 PR FEE			B*	.50	
JUN-4 76	W DEED		B*	4.00	* 82.50

FILE AT PRESBYTERIAN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG 9197
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

James W. Smartt, et ux

TO

Jack Sanders Holt, et al

D 5 2 1 1 3

IDENTIF. REFERENCE

JUN 4 10 00 AM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238