BOOK 5038 PAGE 217

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert V. Smyth	SAME	159-6
(NAME) 8300 Sawyer Brown Rd	(NAME)	#11
(STREET ADDRESS OR ROUTE NUMBER) S-30 Nashville Tenn	(STREET ADDRESS)	FH#25505
(CITY) (P. O / ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

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

H & S DEVELOPMENT CO, INC., a 1/2 undivided interest and AMERICAN EQUITY DEVELOPERS, INC., a 1/2 undivided interest

have this day bargained and sold, and do hereby transfer and convey unto the said

ROBERT V. SMYTH (SINGLE)
his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Taggartwood, as of record in Book 4175, page 60, Register's Office for said County.

Said Lot No. 19 fronts 255 feet on the westerly side of Cliftee Drive and extends back 255 feet on the northerly line and 494.72 feet on the southerly line to a dead line measuring 349.99 feet thereon.

Being part of the property conveyed to H & S Development Co., Inc., by deed from R. A. Harris, of record in Book 4244, page 278, Register's Office for said County, and being the same property conveyed to American Equity Developers, Inc., by deed from Karl E. Haury, of record in Book 4511, page 893, and re-recorded in Book 4533, page 546, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $8,500.00

Affiant

Subscribed and sworn to before me, this the 22nd day of June 19 76

Notary Public Dep Register

My commission expires: (Affix Seal)

This is unimproved ( ) improved (X) property, known as (House Number) (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

ROBERT V. SMYTH
his

(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, restrictions in BK. 4173,p.193 and BK.4352,p.72, plan of record in BK.4175,p.60 and utility anchor easement. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROBERT V. SMYTH
his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 22nd *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.*

American Equity Developers, Inc.
by: Edward Jaffe, President

H & S Development Co., Inc.
by: Rea Smith Jr. Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5038 PAGE 218

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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 CONV $8,500.00 Tennessee, this ..... day of JUN 23 STAX B* 22.10, 19.....

JUN 23 PBTFEE B* .50

Notary Public

Commission expires JUN 23 WDEED B* 4.00 * 26.60

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Layne, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the American Equity Developers, 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 himself as President

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of June, 19 76.

Patricia A. Burgess Notary Public

Commission expires 5/6/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patricia A. Burgess, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the H & S Development Co., 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of June, 1976.

Patricia A Burgess
NOTARY

My Commission Expires: 5/6/80

WARRANTY DEED

FROM
H & S Development Co., Inc. and American Equity Developers, Inc.

TO
Robert V. Smyth

D 55104

IDENTIF. REFERENCE

JUN 23 12 27 PM '76

REGISTER

Compliments of

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