Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 5041 PAGE 603

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francis E. Carter, III (NAME)	First American National Bank c/o Corporate Real Estate 10th Floor	MAP 117-2
3010 23rd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	PAR 172
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville TN 37238 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid by Francis E. Carter, III, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

We, Joseph E. Smith and wife, Claudette Smith,

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

Francis E. Carter, III, his

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

BEING the southerly 65 feet of Lot No. 14 on the Plan of W. V. Davidson's Hillsboro Highlands, Block 3, as of record in Book 843, page 23, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 14 fronts 65 feet on the easterly margin of 23rd Avenue South and runs back between parallel lines 165 feet to a dead line in the rear measuring 65 feet thereon.

BEING the same property conveyed to Joseph E. Smith and wife, Claudette Smith, by deed from James Fred Francis and wife, Linia Gail Francis, as of record in Book 4751, page 63, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 15th day of July, 1976

Affiant Francis E. Carter

My commission expires: January 21 1979 (Affix Seal)

Notary Public Jane C. Carter

STATE OF TENNESSEE DAVIDSON COUNTY REAL ESTATE TRANSFER TAX

This is unimproved ( ) improved (X) property, known as 3010 23rd Avenue South, Nashville, TN 37215 (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

Francis E. Carter, III, 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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* July, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph E Smith

Claudette C. Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Joseph E. Smith and wife, Claudette Smith, 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 [illegible] Tennessee, this 21 day of July, 19 76.

[illegible] Notary Public

Commission expires January 21, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared [illegible], with whom I am personally acquainted, and who, upon oath, acknowledged [illegible]self to be [illegible] of the [illegible], the within named bargainor, a corporation, and that he as such [illegible], being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by [illegible]self as [illegible].

Witness my hand and seal, at office in [illegible], this [illegible] day of [illegible], 19[illegible].

[illegible] Notary Public

Commission expires [illegible].

D5662G

WARRANTY DEED

FROM

JOSEPH E. SMITH, ET UX

TO

FRANCIS E. CARTER, III

JUL-26 76 CONV 48,500.00
JUL-26 76 S'TAX B* 126.10
JUL-26 76 PR'FEE B* .50
JUL-26 76 W'DEED B* 4.00 * 130.60

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

[illegible]