FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 19 76

Notary Public

MY COMMISSION EXPIRES: 5-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Catherine Stephens | John W. Murphree Company (NAME) | Map 147-2 |
| Virginia S. Alford (NAME) | | |
| 4882 & 4884 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER) | 1283 Murfreesboro Road (STREET ADDRESS) | Par 196 |
| Nashville, Tennessee-37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee - 37217 (CITY) (STATE) (ZIP) | 6DU-23736 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, WILLIAM H. SMITHSON, d/b/a SMITHSON CONSTRUCTION CO. and wife, DOROTHY P. SMITHSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY CATHERINE STEPHENS and VIRGINIA S. ALFORD, as Tenants in Common with the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Shauna Acres, Section One, as of record in Book 3842, page 58, Register's Office for said County.

SAID Lot No. 20 fronts 85.0 feet on the southerly margin of Lynn Drive and extends back 270.75 feet on the easterly line and 218.74 feet on the westerly line to a line in the rear on which it measures 109.48 feet.

BEING part of the same property conveyed to Carl W. Smithson and William H. Smithson, d/b/a Smithson Construction Co., by Installment Deed from R. H. Eubank and wife, Katherine W. Eubank, of record in Book 4022, page 13, Register's Office for Davidson County, Tennessee. The said Car. W. Smithson having since died.

SUBJECT to limitations contained on the Plan of record in Book 3842, page 58, and any restrictions which may appear of record.

SUBJECT to 1976 taxes which Grantees assume and have been prorated this date.

Dorothy P. Smithson, wife of William H. Smithson joins in this instrument to convey any and all of her right, title and interest in or to the above described property to the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4882 and 4884 Lynn Drive, Nashville, Tennessee - 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of August, 19 76

SMITHSON CONSTRUCTION CO.

William H. Smithson
By: William H. Smithson

Dorothy P. Smithson
Dorothy P. Smithson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Smithson d/b/a Smithson Construction Co. and wife, Dorothy P. Smithson

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 16th day of August 19 76

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

ATC G# 199817

# WARRANTY DEED

FROM

WILLIAM H. SMITHSON d/b/a SMITHSON CONSTRUCTION CO. and wife, DOROTHY P. SMITHSON

TO

MARY CATHERINE STEPHENS and VIRGINIA S. ALFORD

D 64045

IDENTIF. REFERENCE

AUG 19 3 53 PM '76

REGISTER
DAVIDSON CO., TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 19 76 | CONV | 40,000.00 | | | |
| AUG 19 76 | S'TAX | | B* | 104.00 | |
| AUG 19 76 | PR'FEE | | B* | .50 | |
| AUG 19 76 | W'DEED | | B* | 4.00 | * 108.50 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.