THIS INSTRUMENT PREPARED BY:

BOOK 5063 PAGE 730

WARRANTY DEED

REAU E. FOLK, JR. FORM

DAVID B. HERBERT
ATTORNEY-NASHVILLE, TENN.

MAP-PARCEL NUMBER(S)
15-164

FIELD BOOK NUMBER(S)
14D-25004

NAME AND ADDRESS OF NEW OWNER(S)
Carl Smith

STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)
None

SEND TAX BILLS TO
Carl Smith
2917 Lydale Dr.
Nashville, TN 37207

LOAN OR ACCOUNT NO.

PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FRED C. BROOKS, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of the Resubdivision of Lots Nos. 8 and 9 Homestead Acres, as of record in Book 4300, page 123.

Said Lot No. 9 fronts 158.46 feet on the northwesterly side of Union Hill Road and extends back 464.84 feet on the northeasterly line and 472.62 feet on the southwesterly line, to a dead line and measures 125.75 feet thereon.

Being part of the property conveyed to Fred C. Brooks, by deed from O. B. Goodwin and wife, Nettie Wade Goodwin, as of record in Book 4546, page 573.

This conveyance is made subject to restrictions in Book 4252, page 640.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of August, 1976

Fred C. Brooks
Fred C. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, James E. White, a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred C. Brooks, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of Aug, 19 76.

My commission expires: 8/6/79

James E. White
Notary Public

JAMES E. WHITE NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $7,250.00

Carl Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF August, 19 76

MY COMMISSION EXPIRES: 8-6-79 (AFFIX SEAL)

James E. White
Notary Public

JAMES E. WHITE NOTARY PUBLIC AT LARGE TENNESSEE

Mail Deed & County Property Tax Notice to: Carl Smith 3825 Clayton Chase Nashville, Tenn.

WARRANTY DEED
DBH:mas

FROM: FRED C. BROOKS, UNMARRIED

TO: CARL SMITH

D65664

IDENTIF. REFERENCE

AUG 31 8 57 AM '76
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

AUG31	CONV	*7,250.00			
AUG31	S'TAX		B*	18.72	
AUG31	PR'FEE		B*	.50	
AUG31	W'DEED		B*	4.00	* 23.22

RETURN TO: ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor - L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public