WARRANTY DEED

BOOK 5064 PAGE 803

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H Smith etux	Same	164 (Map)
(NAME:)	(NAME:)	
711 Robert Burns Dr		203 (parcel)
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn 37217		
(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 considerations accepted as cash, receipt of which is hereby acknowledged.

SEP-2[illegible]	CONV	14,000.00		
SEP-2[illegible] S'TAX			B* 36.40	
SEP-2[illegible] PR'FEE			B* .50	
SEP-2[illegible]	W'DEED		B* 8.00	* 44.90

This Instrument Was Prepared By

Dewey W Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Ellen Juanita Scott and husband, J. B. Scott,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* James H. Smith and wife, Ann H. Smith,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land lying and being situated in the 2nd Civil District of Davidson County, Tennessee, being described according to survey made by John D. McCormick, Surveyor, dated August 2, 1976, described as follows, to wit:

Beginning at a concrete monument in the easterly margin of Hobson Pike and being the southwesterly corner of the property conveyed to Hollis Pope as of record in Book 3180, page 487, Register's Office for Davidson County, Tennessee, and being the northwest corner of the herein described property; thence south 83° 41' east 433.75 feet to an iron pin; thence south 5° 18' west 502.00 feet to an iron pin; thence north 83° 41' west 438.55 feet to an iron pin in the easterly margin of said Hobson Pike; thence with said easterly margin north 5° 44' east 502.00 feet to the point of beginning and containing 5.00 acres, more or less.

Being part of the property conveyed to John Roach and wife, Clara Roach. by deed from Charlie Hill, et al, of record in Book 932, page 619, Register's Office for said County. The said John Roach and Clara Roach are now deceased, with John Roach predeceasing the said Clara Roach. By Will of record in Will Book 88, page 195, County Court Clerk's Office for Davidson County, Tennessee, the said Clara Roach vested the above described property in Ellen Juanita Scott.

Also conveyed herewith is a 10-foot easement for a water line from the above described property to Pinhook Road lying immediately east of Hobson Pike right of way.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the 25 day of August 19 76

Affiant

My commission expires 2-4-77

(Affix Seal)

Notary Public

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unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Smith and wife, Ann H. Smith, their *heirs and assigns, forever.*

And we *do covenant with the said* James H. Smith and wife, Ann H. Smith, *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.*

And we, Ellen Juanita Scott and husband, J. B. Scott, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James H. Smith and wife, Ann H. Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23 *day of* August, 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.*

Ellen Juanita Scott

x J. B. Scott

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jackie W Cravitz, a Notary Public in and for said County and State, the within named Ellen Juanita Scott and husband, J. B. Scott,

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 4 day of August, 19 76.

Jackie W Cravitz, Notary Public.

Commission Expires Oct 16, 1976

NOTARY PUBLIC SEAL

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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 , this day of , 19 .

, Notary Public.

Commission Expires

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

Charlton Bailey, c/o Mail
Brentwood, Tn. 37217

WARRANTY DEED

FROM

ELLEN JUANITA SCOTT, ET VIR

TO

JAMES H. SMITH, ET UX

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
Sep 2 9 54 AM '76
REGISTER

IDENTIFICATION REFERENCE
0 6 6 1 5 3

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

PEDIGO & SAINDON