WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Lawrence G. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF July, 19 77

Notary Public

MY COMMISSION EXPIRES: July 8, 1980
(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, Attorney at Law, 2313 Hillsboro Rd., Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence G. Brown etux (NAME)	same (NAME)	Map 145-5
5816 Fredricksburg Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 8
Nashville, TN 37220 (CITY) (STATE) (P. O.-ZIP)	(CITY) (STATE) (ZIP)	

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, Robert Orion Smythe and wife, Diane Brokaw Smythe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence G. Brown and wife, Anne W. Brown

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. 7 on the Plan of Tyne Valley Estates, Section 4, as of record in Book 3600, Page 10, Register Office for said county, described as follows:

Beginning on the northerly margin of Fredricksburg Drive at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwesterly350.3 feet to a concrete monument; thence north 4° 55' east 321.7 feet to a concrete monument; thence south 88° 12' east 28.3 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, southeasterly 579.8 feet to the northerly margin of Fredricksburg Drive; thence with said Drive, southwesterly 157 feet to the point of beginning.

Being the same real property conveyed to Robert Orion Smythe and wife Diane Brokaw Smythe by deed from W. R. Bennyworth & Co., Inc., of record in Book 4184, Page 633, Register's Office for Davidson County.

This conveyance is made subject to 10 foot public utility easement, anchor easement, building setback line established by the City of Forest Hills, and conditions of owner's certificate as shown on Plan of record in Book 3600, Page10; and restrictive covenants set forth in an instrument of record in Book 3574, Page 303, said Register's Office.

This is unimproved ( ) improved (X) property, known as 5816 Fredricksburg Dr. Nashville TN 37220
(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 unincumbered, 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 same 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 our hand s this eighteenth day of July, 19 77

Robert Orion Smythe

Diane Brokaw Smythe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G. Battle Claiborne, a Notary Public in and for said County and State, the within named Robert Orion Smythe and wife Dia-e Brokaw Smythe

the 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 Nashville, Tennessee this 16 day of July, 19 77

Commission Expires July 9, 1980

Notary Public

STATE OF
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 purpose 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

E14829

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JUL 18 11 18 AM '77
REGISTER

JUL 18 SCNV 80,000.00
JUL 18 STAX B* 266.00
JUL 18 RFEE B* .50
JUL 18 WDED C* 4.00 * 212.50

