BOOK 5248 PAGE 739 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Feb 19 78

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine L. Fails (NAME)	Katherine L. Fails (NAME)	103-13-48
410 W. Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	410 W. Hillwood Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (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, Frank L. Smith and wife, Lottie S. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine L. Fails

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 part of Lot No. 1 on the Plan of Hillwood Estates, Section 2, as of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee, and a triangular lot on the Map of Hillwood Estates, not of record, described as follows:

Beginning on the northerly margin of West Hillwood Boulevard at the corner of Lots Nos. 1 and 2; thence northwardly 477.6 feet to the southerly line of Lot No. 11, being 36.4 feet west of the corner of Lots Nos. 1 and 2; thence with the southerly line of said Lot No. 11, westwardly 158 feet to a point in the southerly line of Lot No. 51, said point being 70 feet west of the common corner of Lots Nos. 1 and 11 and being the northeast corner of Lot No. 50 on the Plan of Hillwood Estates, Section 5; thence South 9° West 459.3 feet to the northerly margin of West Hillwood Boulevard, thence with same, eastwardly 244.36 feet to the beginning.

Being the same property conveyed to Frank L. Smith and wife, Lottie S. Smith, by deed from Wilson W. Coile and wife, Josephine M. Coile, of record in Book 2086, page 13, and by deed from H. G. Hill Realty Company, of record in Book 2103, page 507, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2034, page 149, said Register's Office, and the Plan of record in Book 1835, page 80, said Register's Office, which shows an Owner's Certificate, a 150 foot minimum building setback line from West Hillwood Boulevard, and a 10 foot easement for public utility purposes along the west line of said lot.

This is unimproved ( ) improved (X) property, known as 410 (House Number) West Hillwood Boulevard (Street) Nashville, Tennessee (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 our hand s this 31st day of January, 1978

Frank L. Smith Lottie S. Smith

BOOK 5248 PAGE 740

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank L. Smith and wife, Lottie S. Smith

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 31st day of January 1978

Commission expires 9/3/78

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

WARRANTY DEED

FROM

Frank L. Smith and wife,

Lottie S. Smith

TO

Katherine L. Fails

E 48688

IDENTIF. REFERENCE

FEB 2 9 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-28	CONV	93,500.00			
FEB-28	S'TAX		B*	243.10	
FEB-28	PR'FEE		B*	.50	
FEB-28	W'DEED		B*	4.00	* 247.60