THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY, LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

BOOK 5254 PAGE 101

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert Barkley Smith et ux (NAME)	SAME (NAME)	83-8
2721 Meadow Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 17C SW
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

cash in hand paid by the GRANTEES herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, HICKMAN J. GIBSON and wife, GWENDOLYN BINGHAM GIBSON, the GRANTORS herein,

JUN-5-78	CONV	62,000.00		
JUN-5-78	S'TAX		B* 161.20	
JUN-5-78	PR'FEE		B* .50	
JUN-5-78	W'DEED		B* 4.00	* 165.70

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT BARKLEY SMITH and wife, GEORGIA DALE SMITH,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 and part of Lot No. 12 on the Plan of Whitman Acres, Section II as of record in Book 3106, Page 127, Register's Office for Davidson County, Tennessee as amended in instruments of record in Book 3971, page 32 and Book 4029, page 274, Register's Office for Davidson County, Tennessee; which plan and amendments are incorporated herein by reference for a more complete description thereof.

BEING the same property conveyed to Hickman J. Gibson and Mrs. Gwendolyn Bingham Gibson by deed from Stanford Miller and Lanier Miller dated September 22, 1965 of record in Book 3940, page 225, Register's Office for Davidson County, Tennessee; and after a conveyance from Hickman J. Gibson and Mrs. Gwendolyn Bingham Gibson to William A. Hill, Jr. and wife, Elizabeth B. Hill of part of said property by deed of record in Book 3942, page 647, Register's Office for Davidson County, Tennessee; a re-conveyance of a portion of said property to Hickman J. Gibson and wife, Gwendolyn Bingham Gibson dated June 22, 1966 in deed of record in Book 4029, page 276, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) The Grantors agree that all appliances are in good working order at the time of the closing; and the termite policy on said property is in effect as of the time of the closing; (2) The Grantors agree that the carpets are to remain in the house and the draperies are to remain in the living room, dining room, and front bedrooms without the hardware.

unimproved ( )
This is improved (X) property, known as 2721 Meadow Rose Drive (House Number) (Street)
Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 2nd day of June, 19 78.

Hickman J. Gibson

Gwendolyn Bingham Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hickman J. Gibson and wife, Gwendolyn Bingham Gibson

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 Hermitage, Tennessee, this 2nd day of June, 19 78.

My commission expires 11-12-80. Notary Public Kay Cooper

KAY COOPER * NOTARY PUBLIC * TENN. DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 2nd day of June, 1978.

My commission expires 11-12-80. Notary Public Kay Cooper

KAY COOPER * NOTARY PUBLIC * TENN. DAVIDSON COUNTY

This instrument was prepared by:

DAVID R. KENNEDY-LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD., HERMITAGE, TN 37076
Name Address

WARRANTY DEED

FROM HICKMAN J. GIBSON et ux

TO ROBERT BARKLEY SMITH et ux

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IDENTIF. REFERENCE

JUN 5 2 03 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219