This instrument prepared by:
Joseph B. Pitt,Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5368 PAGE 559

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Smith	SAME	106-3
(NAME)	(NAME)	
1317 Elm Hill Pike		Parcel 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by John D. Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John D. Smith, has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $85,000.00 secured by deed of trust of record in Book 5341, page 633, Register's Office of Davidson County, Tennessee,

H. & M. Realty, a partnership composed of Riggs Hayes and James M. McFarlin

have this day bargained and sold, and do hereby transfer and convey unto the said John D. Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Third, formerly the Fifteenth Civil District of Davidson County, Tennessee, being a part of the Dower Tract of the Edward Trabue Lands, a plan of which is of record in Minute Book 1, pages 190 and 191, of the United States Circuit Court at Nashville, described as follows: Beginning on the southerly margin of Stones River or Elm Hill Pike at the northeast corner of the Ed Battle Lot, being 31.59 poles north 83-1/4 deg. east from Arthur Kelly's property; thence South 5-1/2 deg. east 301 feet, more or less, to the northerly margin of the right-of-way of the Tennessee Pacific Railroad; thence easterly with same, 60 feet; thence north 5-1/2 deg. west 295 feet, more or less to the southerly margin of said pike; thence, with same, south 83-1/4 deg. west 60 feet to the beginning.

Being the same property conveyed to H & M Realty, a partnership composed of Riggs Hayes and James M. McFarlin, by deed from June Pate Waynick, of record in Book 5338, page 501, Register's Office for said County.

Suzy Hayes and Fay McFarlin join in the execution of this instrument in order to convey all of their right, title and interest in and to the premises to the Grantee herein.

NOV29'78	CONV	90,000.00		
NOV29'78	CONV	32,500.00		
NOV29'78	S'TAX		B*	318.50
NOV29'78	PR'FEE		B*	.50
NOV29'78	W'DEED		B*	4.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $122,500.00

Subscribed and sworn to before me, this the 22nd day of November 19 78

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1317 Elm Hill Pike, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 22nd *day of* November *19* 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Riggs Hayes

Suzy Hayes

James M. McFarlin

Fay McFarlin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ben W. Close, *a Notary Public in and for said County and State,* James M. McFarlin and wife, Fay McFarlin

the within named 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 22nd *day of* November, *19* 78

Ben W Close *Notary Public*

Commission expires 8-30-82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ben W. Close, *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 ...

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, Ben W. Close, a Notary Public in and for said County and State, Riggs Hayes and wife, Suzy Hayes

the within named 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
this 22nd day of November, 19 78.

Ben Close Notary Public
My comm

Commission expires 8-30-82

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
H & M Realty, a partnership

TO
John D. Smith

235625

F 02235

IDENTIFICATION REFERENCE

Nov 29 8 15 AM '78

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627