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BOOK 5404 PAGE 339

FORM NO. WD-1

PREPARED BY:
A. SMILEY FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

John R. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February 1979.

A. Smiley Floyd Jr.
Notary Public

MY COMMISSION EXPIRES: 2-28-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Nature Conservancy (NAME)	Same (NAME)	59 - 14
1800 North Kent St., (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	51
Arlington, Va., 22209 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	13DA39425

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, Floyd H. Smith, a widower, Amelia De Moss and husband George V. De Moss

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Nature Conservancy, a non-profit corporation organized and existing under the laws of the District of Columbia

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:

Being Lot No. 1 on the Map of Fontaine Subdivision of Lot 16 of the McIntosh Lands, not of record, described according to a survey made by Jack R. Underwood, Surveyor, on April 23 and 24, 1968, and being more particularly described as follows:

Beginning at an iron pin one foot from a large cedar, James Morris northeast corner; thence North 39 Deg. 45' East 1022 feet to the center of Buena Vista Pike (stake in line 34.5 feet from the center of said Pike ; thence South 40 Deg. 30' East up said Pike 338 feet to a point in Pike 33 feet from an iron pin on the westerly side of said Pike; thence South 50 Deg. 45' West 1056 feet to an iron pin in old fence row, in James Morris easterly line; thence North 21 Deg. 30' West 150 feet to the point of beginning, containing 5.63 acres, more or less.

Being a part of the same property conveyed to Floyd H. Smith and wife Laura D. Smith, a one half undivided interest as tenants in common by deed from George V. De Moss and wife, Amelia De Moss, of record in Book 4325, page 465, Register's Office for Davidson County, Tennessee, the said Laura D. Smith having since died and Floyd H. Smith being the surviving tenant by the entirety in the said onehalf undivided interest, and further by deed from Eara Lea Brent, Trustee, to Amelia De Moss to convey the interest of her husband George V. De Moss to her for her sole and separate use, of record in Book 5246, page 707, Register's Office for Davidson County, Tennessee. The said George V. De Moss joins in the execution of this instrument to convey whatever rights, title and interest he maight have in the herein described property.

unimproved XXX
This is improved ( ) property, known as 4733 Buena Vista Pike, Nashville, Tennessee 37218
(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 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 27th day of February, 1979

Floyd H. Smith (Floyd H. Smith)
Amelia De Moss (Amelia De Moss)
George V. De Moss (George V. De Moss)

STATE OF TENNESSEE
Davidson County

BOOK 5404 PAGE 340

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd H. Smith, Amelia De Moss and George V. De Moss

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 27th day of February, 1979.

Commission expires 2-28-81

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

FLOYD H. SMITH, ET AL

TO

THE NATURE CONSERVANCY

F. 1-8 0. 7. 1

IDENTIF. REFERENCE

MAR 12 3 15 PM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5404 PAGE 341

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

25000.00- CAMT.
65.00 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 69.50-
8133A03/12/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 1.8.0.7.1.

IDENTIF. REFERENCE T

MAR 12 3 15 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 20[illegible]