Prepared By:
Gail Pigg, Attorney
One Commerce Place
Nashville, Tennessee 37239

BOOK 6315 PAGE 220

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| V. Kerry Smith and wife, Pauline A. Smith | SAME | FH #13248 |
| (NAME) | (NAME) | |
| 1718 Kingsbury Drive | | 158-12 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | #17 |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

HARRY DONALD NELSON and wife, CAROL J. NELSON

have this day bargained and sold, and do hereby transfer and convey unto the said

V. KERRY SMITH and wife, PAULINE A. SMITH

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

Land in Davidson County, Tennessee, being Lot No. 531, on the Plan of Hillsboro Park, Section 13, of record in Book 4175, pages 19 and 20, Register's Office for said County.

Said Lot No. 531 fronts 215.0 feet on the easterly margin of Kingsbury Drive and extends back 415.0 feet on the northerly line and 504.5 feet on the southerly line to a dead line in the rear, measuring 222.5 feet thereon.

Being the same property conveyed to Harry Donald Nelson and wife, Carol J. Nelson by deed from James A. O'Neill and wife, Susan O'Neill of record in Book 5764, page 654, said Register's Office.

Vernon M. Williams, member of Hillsboro Park Committee joins in the execution of this deed for the purpose of waiving right of first refusal as contained in the restrictions of record in Book 2435, page 237, Book 2603, page 440, Book 4169, page 719, and Book 4242, page 811, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 154,500.00

Subscribed and sworn to before me, this the 24th day of May, 19 84

Affiant

My commission expires 1/20/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property known as 1718 Kingsbury Drive, 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 as fee simple, have a good right to convey it, and that the same is unencumbered, except for 1984 taxes; Restrictions in Bk.2300,P.578, Bk.2435,P.237, amended in Bk.2603,P.440,made applicable in Bk.4169,P.719 and Bk.4242,P.811;Plan in Bk.4175,Pp.19 & 20.

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 24th day of May, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Vernon M. Williams

Harry Donald Nelson

Carol J. Nelson

06/13 '84 08:20 - CHEC

4851

BOOK 6315 PAGE 221

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Personally appeared before me,* Gail Pigg, *a Notary Public in and for said County and State,* Harry Donald Nelson and wife, Carol J. Nelson

*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* 24th *day of* May, *19* 84

Gail Pigg
Notary Public

*Commission expires* 1/20/85

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Before me,* _____, *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 DAVIDSON)

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Vernon M. Williams the within named bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1984.

Gail Pigg
Notary Public

1/20/85
My Commission Expires

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUN 13 3 38 PM '84

IDENTIF. REFERENCE

I 2 8 9 7 2

**WARRANTY DEED**

FROM
Harry Donald Nelson, et ux

TO
V. Kerry Smith, et ux

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

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6315 PAGE 222

| | | |
|---|---|---|
| CD -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MDTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 154500.00- CAPT. | |
| | | | 401.70 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 -DEED | |
| | | | CHECK | 408.20- |
| | | 4851A06/13/84 | CAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 9 7. 2

IDENTIF. REFERENCE

JUN 13 3 36 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0044160