BOOK 6489 PAGE 31

181685

IDENTIF. REFERENCE

FEB 7 1 46 PM '85

FELIX A. TILLOTT II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value whichever is greater, for this transfer is $5,600.00.

Walter S. Smith

Walter S. Smith

Subscribed and sworn to before me, this the 7 day of February. 1985.

L. Chandler, Dep Reg

~~Notary Public~~

~~My Commission Expires~~: _____

(~~Affix Seal~~)

THIS INSTRUMENT WAS PREPARED BY:

Claude Callicott, Attorney, 513 Nashville City Bank Bldg., Nashville, TN 37201

Address new owners as follows:	Send tax bills to:	Map-Parcel Numbers:
Walter S. Smith P.O. Box 50115 Nashville, Tennessee 37205	SAME	Map 169 Parcel 71

CHANCERY COURT DEED

Christina Norris, Clerk and Master

TO

Walter S. Smith

The property hereinafter described was purchased by Walter S. Smith at a Chancery Court sale conducted by the Clerk and Master of the Chancery Court of Davidson County, Tennessee on December 13, 1984. The purchase price was $5,600.00. The purchaser complied by paying the said sum of $5,600.00 to the Clerk and Master of the Chancery Court of Davidson County, Tennessee. The sale was confirmed by an Order of the said Chancery Court filed and entered on January 14, 1985. Said Order directed the Clerk and Master of the Chancery Court to execute, acknowledge and deliver unto the said Walter S. Smith a deed conveying said tract of land to him.

Accordingly in obedience to said Order which was signed by the Honorable Robert S. Brandt, Chancellor and was filed and entered on January 14, 1985 in Minute Book 30, page 494 in the case of Coleman Brown vs. Myra Ann Barksdale, et al Chancery Court number 82-1608-III I Christina Norris, Clerk and Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County, in consideration of the payment of said purchase price in the amount of $5,600.00 do hereby grant, transfer and convey unto the said Walter S. Smith, his heirs and assigns, the following tract of land located in Davidson County, Tennessee described as follows:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Old Harding Road on the west and north, Old Abandoned Road on the south and Smith on the east and being more particularly described according to survey of C. K. McLemore dated September - October, 1983, as follows:

Beginning in the center of the old abandoned road at an old gate, the northeast corner of Pickney as described in Book 2810, page 217 RODC, this is also Smith's southwest corner, thence with Smith's west line, North 13 degrees 34 minutes East 110.3 feet to an iron post in the South margin of Old Harding Road, thence the following four calls along said south margin; North 84 degrees 07 minutes West 292.3 feet; North 85 degrees 18 minutes West 145.0 feet; South 83 degrees 10 minutes West 44.0 feet and South 68 degrees 30 minutes West 46.5 feet to an iron post in the center of the old abandoned road, thence with the following 3 calls along said center line of the old abandoned road;

02/07 21.06 CASH

9542

South 62 degrees 32 minutes East 282.1 feet; South 84 degrees 12 minutes East 115.5 feet and North 83 degrees 29 minutes East 132.0 feet to the pointe of beginning and containing 1.23 acres, more or less.

Being part of the same property conveyed to Phillip Brown by deed from Thos. L. Herrin and wife Jessie B. Herrin of record in Book 323, page 348, Register's Office for Davidson County, Tennessee. The said Phillip Brown having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Walter S. Smith, his heirs and assigns forever.

This conveyance of said tract of land is made subject to the following provisions:

(a) The Grantee Walter S. Smith acquires title to said tract of land free of taxes for the year 1984 and for all prior years but subject to taxes for the year 1985 which shall be paid by the Grantee when they fall due.

(b) The Grantee acquires title to the said tract of land subject to all zoning regulations.

(c) The Grantee acquires title to the said tract of land subject to all visible easements, if any, for utilities including poles, wires, lines, guys, anchors and other facilities and also subject to easement for ingress and egress across property from Pickney property to Old Harding Road and subject to the rights, if any, of others in and to an old abandoned road along the southerly line of the property and in any and all other roads and highways that may be in whole or in part on the premises. The Grantee also acquries title subject to the right, title and interest, if any, of others in that portion of the premises embraced within the bounds of any streets, roads or highways. The Grantee also acquires title subject to the rights and title, if any, of persons other than parties to this suit in actual possession of all or any parts of the premises and subject to the rights and title, if any, of persons other than parties to this suit who claim any right or title by payment of taxes and/or recorded assurance of title.

Witness my hand this 30 day of January, 1985.

Christina Norris

CHRISTINA NORRIS, Clerk and Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County

State of Tennessee §
County of Davidson §

Personally appeared before me, Jana Herrin, a Notary Public in and for said County and State, the within named Christina Norris, Clerk and Master of the Chancery Court for Davidson County, Tennessee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of January, 1985.

Jana Herrin

Notary Public

My Commission Expires: July 12, 1988.

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

RECEIVED OF _____

FOR _____ BOOK 6489 PAGE 33

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6600.00- CAMT.
14.56 CSTAX
.60 PRFEE
6.00 WDEED
CASH 21.06-
9542A02/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8.1.6.8.5.

IDENTIF. REFERENCE

FEB 7 1 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106985