Instrument Prepared By:
AVID B. HERBERT
Kelley, Herbert & Crawford
oor, L & C Tower
e, Tennessee 37219

BOOK 6798 PAGE 426

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
127-112	Mr/Mrs Robert R. Smith	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-3220	8413 Highway 70W	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

81046

IDENTIFICATION REFERENCE

MAR 6 1 32 PM '86

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

WESLEY W. SLAYDEN and wife, RUBY S. SLAYDEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT R. SMITH and wife, LAVENIA E. SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 9th Civil District of said County, being Tract No. 4 on the unrecorded plat of the John Cunningham property according to a survey made by Southern Land Surveying Co., Inc., made August 19, 1970, as follows:

BEGINNING at an iron pin in the southern margin of U.S. Highway 70, said point being 1011.63 feet from the intersection of the southern right of way of U. S. Route 70 and the centerline of Newsom Station Road; thence with the line between Tracts 3 and 4, south 4 degrees 04 minutes 00 seconds east 225.00 feet to an iron pin; thence south 29 degrees 04 minutes 50 seconds west 577.72 feet to a point in the northerly margin of Newsom Station Road; thence along said margin, south 65 degrees 11 minutes 17 seconds west 78.00 feet to a concrete monument; thence along a curve to the left (Radius equals 597.96 feet) 199.76 feet to a concrete monument; thence leaving said northerly margin along Cunningham's easterly line, north 43 degrees 57 minutes 08 seconds west 20.00 feet to an iron pin; thence with a line between Tracts 5 and 4, north 30 degrees 36 minutes 21 seconds east 721.45 feet to an iron pin; thence north 4 degrees 04 minutes 01 seconds west 225.00 feet to an iron pin in the southerly margin of U.S.Highway No. 70; thence along said southerly margin in an easterly direction north 85 degrees 55 minutes 09 seconds east 155.00 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Wesley W. Slayden and wife, Ruby S. Slayden by deed from William H. Proctor and wife, Evelyn A.Proctor, as of record in Book 5901, page 402.

This property is conveyed subject to any and all zoning regulations, building restrictions, easements and rights of way for public utilities, if any, applicable to this property.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of March, 1986.

Wesley W. Slayden
Wesley W. Slayden

Ruby S. Slayden
Ruby S. Slayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6798 PG 427

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wesley W. Slayden and wife, Ruby S. Slayden 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, the 5th day of March, 1986.

My commission expires: 7-9-89

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 1986

MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

WESLEY W. SLAYDEN AND WIFE

TO

ROBERT R. SMITH AND WIFE

Bay 136

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

RECEIVED OF _____

FOR _____ BOOK 6798 PAGE 428

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
			95000.00- CAMT.	
			257.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	263.90-
			0633A03/06/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81046

IDENTIFICATION REFERENCE

MAR 6 1 32 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 225020