BK 3671

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00) DOLLARS

Ten and No/100

cash in hand paid by Melba Sue Smothers

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, I, John Rodman, a citizen and resident of the State of Ohio

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 19 of Block "C" on the Plan of Cherokee Park, Second Section, as of record in Book 547, pages 175 and 176, Register's Office for said County.

Said Lot No. 19 fronts 65 feet on the southerly side of Lauderdale Road and runs back 183.14 feet on the westerly line and 183.84 feet on the easterly line to a dead line and measures 60 feet thereon. This property is improved and known as 246 Lauderdale Road, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Avenue, North, Nashville, Tennessee, 37219.

Being property vested in John Rodman, by will of Edgar Rodman, as of record in Will Book 79, page 221, County Court Clerk's Office and by will of Loretta Rodman, as of record in Will Book 79, page 226, County Court Clerk's Office, for said County.

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.

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 12th day of December 1963

John Rodman

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named John Rodman, a citizen and resident of the State of Ohio, the bargainors, 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 this 12th day of December, 1963.

STATE TAX $ 1.75
PROBATE .50
TOTAL $ 1.75

DEC 1 3 1963

R. E. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires APR [illegible]

Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From JOHN RODMAN

To MELBA SUE SMOTHERS

2295

11,500.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 18 day of DEC A.D. 1963 at 2:30 o'clock P.M.

Recorded in Book 3671 Page 109

Recording Fee $ 2.00

[illegible], Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
TITLE INSURANCE CORPORATION
Richmond, Virginia

PG 109