WARRANTY DEED TTC 172419

REAU E. FOLK, JR., FORM

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

VIRGINIA ADAMS SMITH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN R. CHRISTMAN and wife, MILDRED CHRISTMAN,

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 Lot No. 30 on the Map of Williams and Valentino's Subdivision, of Lots Nos. 3 and 4 of the Thomas Woodard Property, as of record in Plan Book 2, page 33, Chancery Court at Nashville.

Said Lot No. 30 fronts 50 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Virginia Adams Smith, by deed from Alma Cox Schurer, as of record in Book 2930, page 457, said Register's Office.

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 for 1964 taxes which have been prorated and assumed by the 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 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 5th day of August, 1964

Virginia Adams Smith

Virginia Adams Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Virginia Adams Smith,

the Bargainor(s), 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, the 5th day of August, 1964.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

cr

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 _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

_____

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____.

_____
Notary Public

My commission expires:

WARRANTY DEED

REF

From VIRGINIA ADAMS SMITH

To JOHN R. CHRISTMAN and wife,

45847

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 12 2 25 PM '64

NOTED BOOK 109 PAGE 691
RECORDING FEE 2.00
DEP. REG. .50

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

File Community Fed. Six Box

PAID AUG 12 1964
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
R. E. WORRALL

AUG 12 1964

STATE TAX $ 8.25
PROBATE .50
TOTAL $ 8.75