WARRANTY DEED

BOOK 3856 PAGE 695

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Goard (NAME:)	Dobson & Johnson, Inc. (NAME:)	Map 95-2
233 Graeme Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Bldg. (STREET ADDRESS)	Par. 51
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	3D 24105 M.O.

For and in Consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*
Cash paid by James W. Goard and wife, Mary Elizabeth Goard, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Mary Lee Smith, a Widow
have bargained and sold, and by these presents do transfer and convey unto the said James W. Goard and wife, Mary Elizabeth Goard
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. 153 on the Plan of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said lot No. 153 fronts 70 feet on the easterly side of Graeme Drive and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Mary Lee Smith, a Widow, by deed from Gerald E. Sheridan and wife, of record in Book 2595, page 127, said Register's Office.

This is unimproved ( ) improved (X) property, known as 233 Graeme Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Goard and wife, Mary Elizabeth Goard
their *heirs and assigns, forever.*
And I *do covenant with the said* James W. Goard and wife, Mary Elizabeth Goard *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Mary Lee Smith
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James W. Goard and wife, Mary Elizabeth Goard, their *heirs and assigns against the lawful claims of all persons whomsoever.*
Witness my *hand this* 30th *day of* January, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Mary Lee Smith
Mary Lee Smith

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ GREENVILLE J. S. McClimon

Personally appeared before me, Mary Lee Smith *, a Notary Public in and for said County and State,*

the within named 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 Greer, South Carolina ~~TENNESSEE~~
this 30th *day of* January *, 19* 65

J. S. McClimon
Notary Public

Commission expires at pleasure of Governor of South Carolina

NOTARY PUBLIC SOUTH CAROLINA

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 .....

$10,300.00

WARRANTY DEED

FROM
Mary Lee Smith

TO
James W. Goard, et ux

6 7 4 4 4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 3 10 48 AM '65

NOTE PAID 110 PAGE 823
RECORDING FEE 2.50
DEP. REG. 2



Compliment of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

STATE TAX $ 15.95
PROBATE 50
TOTAL $ 16.45

FEB 3 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 3 - 1965

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