WARRANTY DEED

BOOK 3902 PAGE 654

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 104-16 Par. 395	Mr.& Mrs. Emory N. Smith	Murphree Mortgage Company 226 Third Avenue North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
W24-11520	1514 Beechwood Avenue	PROPERTY IS [X] 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 all of which is hereby acknowledged,

MATTIE MULLINS REGEN, a widow,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EMORY NATHANIEL SMITH and wife, AUDREY 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 the west part of Lot No. 89 on the Map of Belmont Land Company's Property called "Belmont Heights", as of record in Book 421, page 34.

Said part of said lot fronts 50 feet on the north side of Beechwood Avenue and extends back 188 feet on the east line and 189 feet on the west line along the east margin of an alley to another alley in the rear on which it measures 70.5 feet.

Being property devised to Mattie Mullins Regen under the Will of Walter Duncan Regen, deceased, whose will is of record in Will Book 82, page 467, County Court 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 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 1965 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.

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 14th day of June, 1965

Mattie Mullins Regen

Mattie Mullins Regen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3902 PAGE 655

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mattie Mullins Regen, a widow,

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 14th day of June, 1965.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

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____.

_____
Notary Public

My commission expires:

10 cc 22

WARRANTY DEED
REF: cr

FROM
MATTIE MULLINS REGEN, a widow,

TO
EMORY NATHANIEL SMITH and wife,

85129

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 17 9 46 AM '65

NOTED BOOK 1111 PAGE 277
RECORDING FEE $ 2.00
DEP. REG. X

File Reau Folk

JR., ATTY.
nnessee

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:

STATE TAX $ 1.50
PROBATE
TOTAL $ 1.50

JUN 17 1965

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

PAID JUN 17 1965