BOOK 3915 PAGE 430

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fleming B. Smith	Fleming B. Smith	11W-37625
(NAME) 3700 Charlotte Ave	(NAME: Same	MAP 92-10
(STREET ADDRESS OR ROUTE NUMBER) Nash Tenn	(STREET ADDRESS)	PAR 52
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	NNP

For and in Consideration of the sum of Five Thousand and No/100 ($5,000.00) *DOLLARS*

cash in hand paid by Fleming W Smith, the receipt of which is hereby acknowledged,

We, Thomas H. Cleveland and wife, Grace Cleveland,

have bargained and sold, and by these presents do transfer and convey unto the said Fleming W Smith, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 17 on the Plan of Charlotte Heights, as of record in book 57, page 169, Register's Office for said County.
Said lot No. 17 fronts 50 feet on the east side of 32nd Avenue North and runs back between parallel lines 145 feet to an alley.
Being the same real property conveyed to Thomas H. Cleveland and wife, Grace Cleveland, by deed from Hirschel Hill and wife, of record in book 2998, page 621, said Register's Office.

This Instrument Was Prepared By
Phillip Sandon
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as 517-32nd Avenue North (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 Fleming W. Smith, his *heirs and assigns, forever.*

And we *do covenant with the said* Fleming W. Smith *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,* except for taxes for the year 1965 which are prorated and assumed by grantee.

And we, Thomas H. Cleveland and wife, Grace Cleveland, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fleming W Smith, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20th *day of* July, *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.*

Thomas H. Cleveland
Grace Cleveland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. D. Williams, a Notary Public in and for said County and State, Thomas H. Cleveland and wife, Grace Cleveland,

the within named bargainorS, 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 21 day of July, 19 65

J. D. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2/3/68

J. D. Williams Notary Public

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.....

WARRANTY DEED

FROM

Thomas H. Cleveland et ux

TO

Fleming W. Smith

STATE TAX $ 2.50
PROBATE .50
TOTAL $ 3.00

JUL 23 1965

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

PAID JUL 23 1965

89998

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 23 9 37 AM '65

NOTE: BOOK 112 PAGE 102

RECORDING FEE $ 2.00

DEP. REG. W

Compliments of

Title Company

