BOOK 3937 PAGE 553

WARRANTY DEED

This Instrument Prepared By:
DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles L. Fontenay (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 83-02
405 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Bldg. (STREET ADDRESS)	PAR 260
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	27W4810
		MS

For and in Consideration of the sum of $10.00 TEN AND NO/100 *DOLLARS*
Cash paid by Charles L. Fontenay and wife, Martha H. Fontenay, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, William R. Smith and wife, Pauline J. Smith
have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Fontenay and wife, Martha H. Fontenay 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 parts of lots Nos. 1 and 2 on the unrecorded plan of a re-subdivision of lots Nos. 16 and 17 on the Original Plan of Brownsville, said Original Plan being of record in book 21, page 9, Register's Office for said County, described as follows:
Beginning at a point on the westerly margin of Scott Avenue 300 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property conveyed by W. B. Sneed and wife, to E. H. Civils, Jr., by deed recorded in book 766, page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155 feet to the easterly line of H. A. Howe property; thence with said Howe's easterly line, northwardly 60 feet; thence southwardly 60 feet to the beginning.
Being the same real property conveyed to William R. Smith and wife, Pauline J. Smith, by deed from Harold Douglas Brantley and wife, of record in book 3134, page 93, said said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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 Charles L. Fontenay and wife, Martha H. Fontenay their *heirs and assigns, forever.*

And We *do covenant with the said* Charles L. Fontenay and wife, Martha H. Fontenay *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.*

And we, William R. Smith and wife, Pauline J. Smith *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles L. Fontenay and wife, Martha H. Fontenay, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25 th *day of* August, *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 William R. Smith
William R. Smith

X Pauline J. Smith
Pauline J. Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James A. Cheatham, a Notary Public in and for said County and State,

Paulene J. Smith

the within named bargainor, 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 Nashville, Tennessee, this 25th day of August, 1965.

James A. Cheatham Notary Public

Commission expires 10/24/66

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State,

[illegible]

the within named bargainor, 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 Nashville, Tennessee, this 25th day of September, 1965.

[illegible] Notary Public

Commission expires 5-18-68

WARRANTY DEED

FROM

TO

98510

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Sep 21 10 31 AM '65

NOTED BOOK 1112 PAGE 489
RECORDING FEE $ 2.25
DEP. REG. X

STATE TAX $ 17.25
PROBATE .50
TOTAL $ 17.75

SEP 21 1965

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

PAID SEP 21 1965

Compliments of

Guaranty Title Company

A Division