BOOK 3988 PAGE 472

THIS INSTRUMENT WAS PREPARED BY
~~BOBBY C. CUNNINGHAM, ATTORNEY~~
508 STAHLMAN BUILDING
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Jane Smith	United Mortgagee Servicing Corp.	Map 81-6
(NAME:) 2709 Vance Avenue	(NAME:) 702 Duke Street	Par. 34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Norfolk, Virginia	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Sarah Jane Smith, for her sole and separate use,

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William E. Perry and wife, Hazel F. Perry

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 74 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Page 4, Register's Office for said County.

Said Lot No. 74 fronts 54.0 feet on the southerly margin of Vance Avenue and extends back 132.1 feet on the easterly line and 133.6 feet on the westerly line to a dead line in the rear, measuring 54.0 feet thereon.

Being the same property conveyed to William E. Perry and wife, Hazel F. Perry by deed from Philip N. Brownstein as Federal Housing Commissioner, as of record in Book 3791, Page 126, Register's Office for Davidson County, Tennessee

Said conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record againts the above described property and to a certain deed of trust of record in Book 3791; Page 129 ; said Register's Office.

This is unimproved ( ) improved (X) property, known as 2709 Vance Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 16 day of Feb. 1966

x William E. Perry
x Hazel F. Perry

STATE TAX $ 12.45
PROBATE .50
TOTAL $ 12.95

FEB 17 1966

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Perry and wife, Hazel F. Perry

R. E. WORRALL
COUNTY CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 17 1966

the bargainor S, 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 16 day of Feb. 1966.

Commission expires Nov 8, 1967

M. L. Rendall
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE MY COMMISSION EXPIRES NOV. 8, 1967 DAVIDSON COUNTY

WARRANTY DEED

FROM
William E. Perry and wife,
Hazel F. Perry

TO
Sarah Jane Smith, for her sole and separate use

DOCUMENTARY 55 CENTS

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

17650

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 17 12 05 PM '66

NOTED: BOOK 1113 PAGE 509
RECORDING FEE $ 2.00
DEP. REG. ----