BOOK 4039 PAGE 974

This instrument was prepared By W. L. BAINBRIDGE, III 119 Union St. Nashville, Tenn.

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sims K. Smith	Noel Palmer Mortgage Co. Inc.	Map 71-16
(NAME) 1350 Rosedale Court	(NAME) 402 Stahlman Building	Pcl. 384
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	MS
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten and No/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged * * * * * DOLLARS

W. L. Bainbridge Company

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Sims K. Smith and wife, Alma L. Smith

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. 1 on the Plan of Joy Gardens, of record in book 3842, page 68, R. O. D. C. Tennessee.
Said lot is described as follows:

Beginning at a point in the south margin of Rosedale Court at the common dividing line between lots Nos. 1 and 2 on said plan; thence southerly along said dividing line 108.07 feet to a point; thence easterly 108 feet to a point in the westerly margin of Rosedale Avenue; thence northerly along said westerly margin of Rosedale Avenue, 74.80 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the southerly margin of Rosedale Court; thence westerly, along the southerly margin of said Rosedale Court, 70.91 feet to the point of beginning.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from Excello Homes, Inc., of record in book 3988, page 173, Register's Office for Davidson County, Tennessee.

8 5 5 7 3

This is ~~unimproved~~ improved { } property, known as 1350 Rosedale Court, Nashville, Tennessee
(House Number) (Street) 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 unincumbered, 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.

IN WITNESS WHEREOF W. L. Bainbridge Company a Partnership, has caused this instrument to be executed by a partner, duly authorized by an instrument of record in Book 3832, Page 786, R. O. D. C., Tennessee this 21st day of July, 1966.

W. L. BAINBRIDGE COMPANY
By: W. L. Bainbridge
A partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1966.

Commission expires 1/29/69

Evelyn Strasser
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM W. L. Bainbridge Company

TO Sims K. Smith and wife, Alma L. Smith

37228

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 27 1 30 PM '66

NOTED: BOOK 114 PAGE 549
RECORDING FEE $ 2.00
DEP. REG. M

200

STATE TAX $ 17.50
PROBATE $ 17.50
TOTAL $ 35.00

JUL 27 1966

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

PAID JUL 27 1966