This instrument prepared by: Andrew D. Tanner
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4100 PAGE 216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin B. Smotherman,	United Mortgagee Servicing Corp.	6DA-30232
(NAME: et ux	(NAME:	
257 Sunrise Avenue	P. O. Box 926	Map 133-02
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Virginia Beach, Va. 23451	Par 25
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....

TEN and NO/100 - - - - - -($10.00)- - - - - - - - - - - - - - *DOLLARS*

cash, and other good and valuable considerations, including the assumption by purchasers of the unpaid balance owing under an instrument executed by Gabriel William Kerezsi and wife, Shirley B. Kerezsi, to Percy Wilkins, Jr., Trustee, of record in Book 3982, page 548, Register's Office for Davidson County, Tennessee, to secure United Mortgagee Servicing Corporation, or its assigns, a note dated January 18, 1966, for the sum of $9,450.00, with interest at 5-1/4% per annum, principal and interest payable $52.26 monthly, beginning February 1, 1966, final payment due January 1, 1996,

we, Gabriel William Kerezsi and wife, Shirley B. Kerezsi,
.....*have bargained and sold, and by these presents do transfer and convey unto*

the said Franklin B. Smotherman and wife, Eliza M. Smotherman

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. 13 in the William Lee Subdivision of the Roth Property as of record in Book 1130, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60 feet on the southerly side of Sunrise Avenue and extends back 216 feet on the easterly line and 216.22 feet on the westerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Gabriel William Kerezsi and wife, Shirley B. Kerezsi, by deed from Lillian O. Wilson, as of record in Book 3982, page 552, said Register's Office.

unimproved ( )
This is improved (X) property, known as 257 Sunrise Avenue, Nashville, Tennessee 37211
(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 Franklin B. Smotherman and wife, Eliza M. Smotherman, their *heirs and assigns, forever.*

And we *do covenant with the said* Franklin B. Smotherman and wife, Eliza M. Smotherman *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, Gabriel William Kerezsi and wife, shirley B. kerezsi, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Franklin B. Smotherman and wife, Eliza M. Smotherman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* February, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gabriel William Kerezsi

Shirley B. Kerezsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ina N. Kent, *a Notary Public in and for said County and State, the within named* Gabriel William Kerezsi and wife, Shirley B. Kerezsi

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* 1st *day of* February, *19* 67

Ina N. Kent, *Notary Public.*

Commission Expires My Commission Expires Jan. 3, 1968

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

.....

.....

the 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....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

BOOK 4100 PAGE 219

STATE TAX $ 15.75
PROBATE .50
TOTAL $ 16.25

FEB 7 1967

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

PAID FEB 7 1967

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

59802

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 7 9 25 AM '67

NOTED BOOK 1155 PAGE 225
RECORDING FEE $ 2.20
DEP. REG. 33

WARRANTY DEED

FROM

GABRIEL WILLIAM KEREZSI, ETUX

TO

FRANKLIN B. SMOTHERMAN, ETUX

