Prepared by: Carole Chitwood Smith Atty.
934 Stahlman Bldg.

BOOK 4138 PAGE 596

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Monroe Tears (NAME:)	Mr. Monroe Tears (NAME:)	Map. 69-11
2419 Underwood (STREET ADDRESS OR ROUTE NUMBER)	2419 Underwood (STREET ADDRESS)	Pac. 12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of ----four thousand five hundred seventy two and 31/100- ------ ($4,572.31)---------- **DOLLARS** of which sum $1,075.00 cash in hand was paid by Monroe Tears and wife Thelma G. Tears to Edward Robinson and wife, Pauline Robinson, the receipt of which is hereby acknowledged, and the said Monroe Tears and wife Thelma G. Tears have this day assumed and agreed to pay the balance on two notes, one for $2520.11 secured by deed of Trust of record in Book 3183, page 610 R. O. D. C. Tenn. and one with an unpaid balance of $977.20 secured by a deed of trust of record in Book 4120, page 153 R.O.D.C. Tenn., the said Edward Robinson and wife, Pauline Robinson

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Monroe Tears and wife, Thelma G. Tears, their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 13th Civil District of said County, being Part of Lot No. 8 on the Map of the Partition of Real Estate of Elias Simpkins deceased as of record in Book 2, page 65 Chancery Court at Nashville, Tennessee, described as follows:

Said tract of land fronts 100 feet on the southwesterly margin of the right-of-way of Hydes Ferry Pike, the northeast corner of this tract being located 256.85 feet northwest of Windover Drive, and extends back South 62° 26' West between parallel lines 245 feet to a dead line on which it measures 100 feet.

Being the same property conveyed to Edward Robinson and wife, Payline Robinson by deed from Inez M. Boles of record in Book 3183, page 610 in the Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as _____ (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 Monroe Tears and wife, Thelma G. Tears, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Monroe Tears and wife, Thelma G. Tears _____ **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.** execpt as set out above.

And we, the said Edward Robinson and wife Pauline Robinson **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Monroe Tears and wife Thelma G. Tears _____ their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 6th **day of** June, 19 67

_____ _____

_____ _____

DOCUMENTARY INTERNAL REVENUE 65 CENTS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carole C. Smith, a Notary Public in and for said County and State, the within named Edward Robinson and wife Pauline Robinson

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 6th day of June 1967

Commission expires Dec. 13 1967

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

EDWARD ROBINSON AND WIFE

PAULINE ROBINSON

TO

MONROE TEARS AND WIFE

THELMA G. TEARS

MAIL TO: MR. MONROE TEARS
2419 LINDERWOOD
NASHVILLE, TENN.

STATE TAX $ 6.80
PROBATE .50
TOTAL $ 7.30

JUN 6 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 6 - 1967

74515

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 6 1 37 PM '67

NOTED: BOOK 1116 PAGE 534
RECORDING FEE $ 2.00
DEP. REG. .25

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.