This instrument prepared by Thomas O. H. Smith, Jr., attorney, Nashville, Tenn.

WARRANTY DEED

BOOK 4202 PAGE 52

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Georgia S. Smith (NAME)	Georgia S. Smith (NAME)	02490 26W
3709 Richland Ave., (STREET ADDRESS OR ROUTE NUMBER)	3709 Richland Ave., (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

---$1.00--- *DOLLARS,*
the love and affection and in appreciation of the many kindnesses and care given me by my daughter, Georgia Shapero Smith, the receipt of which is hereby acknowledged,

I, B. D. Shapero *have bargained and sold, and by these presents do transfer and convey unto the said* Georgia S. Smith and husband, Thos. O. H. Smith, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the westerly one half of Lot No. 30 of Block 7 in Division "A" on the plan of the Richland Realty Co., which plan is recorded in Book 161, page 151, Register's Office for Davidson County, Tennessee, said lot fronting 50 feet on the South side of Richland Ave., and being more fully described as follows:

Begining at a point in the southerly margin of Richland Avenue 250 feet west of Craighead Street, and running thence southerly at right angles to said margin of Richland Avenue 200 feet to a point; thence westerly and parallel with said margin of Richland Avenue 50 feet to a point; being the southwest corner of said lot No. 30; thence northerly at right angles to Richland Avenue 200 feet to a point in the Southerly margin of Richland Avenue; thence easterly along said margin of Ricchland Avenue 50 feet to the point of begining.

Being the same property conveyed to the said B. D. Shapero, by deed from Lillian Hyde Flannigan, of record in Book 710, page 160, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3709 Richland Avenue (House Number) (Street) Nashville, Tennessee 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 Georgia S. Smith and husband Thos. O. H. Smith, their *heirs and assigns, forever.*

And I *do covenant with the said* Georgia S. Smith and husband, Thos. O. H. Smith *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, B. D. Shapero, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Georgia S. Smith and husband, Thos. O. H. Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* December, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $_____

_____
Affiant

Subscribed and sworn to before me, this the _____ day of _____ 19____.

_____
Notary Public

My Commission Expires: _____
(Affix Seal)

X B D Shapero

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Luther E. Cantrell, Jr., *a Notary Public in and for said County and State,* B. D. Shapero, (unmarried)

the within named 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* 28th *day of* December, *19* 67.

Notary Public

Commission expires 4-21-70

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.....

PAID DEC 29 1967
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL
DEC 29 1967
STATE TAX $ 7.20
PROBATE $ .50
TOTAL 7.70

WARRANTY DEED

FROM B. D. Shapero

TO Georgia S. Smith, et ux

01477

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 29 2 30 PM '67
NOTE BOOK 118 PAGE 70
RECORDING FEE $ 3.00
DEP. REG. .....

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
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