BOOK 4216 PAGE 112

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. Joseph R. Demarest (NAME:) | Guaranty Mortgage Company (NAME:) | Map. 60-3 |
| 215 Ewing Lane (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | Par. 32 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | PW |

*For and in Consideration of the sum of* ——$16,766.20——

——Sixteen Thousand Seven Hundred Sixty Six & 20/100—— *DOLLARS*

Of which $2,700.00 has been paid in cash, the receipt of which is hereby acknowledged, and in further consideration the Grantees assume and agree to pay the remaining balance of $14,066.20 of a note to Guaranty Mortgage Company as secured by a Deed of Trust of record in Book 3479, page 303, Register's Office for Davidson County, Tennessee, we

DEWEY Q. SMITH AND WIFE MARTHA E. SMITH

*have bargatned and sold, and by these presents do transfer and convey unto the said* JOSEPH R. DEMAREST AND WIFE SONJA R. DEMAREST

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. 8 on the Plan of Linden Grove, as of record in Book 1835, page 89, Register's Office for said County.

Said Lot No. 8 fronts 245 feet on the north side of Ewing Lane and runs back 188.7 feet on the west line and 204.4 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 255.2 feet.

Being the same property conveyed to Dewey Q. Smith and wife, Martha E. Smith, by deed from Nelan M. German and wife, Anna R. German, of record in Book 3822, page 734, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements and restrictions apparent and of record.

unimproved ( ) / This is improved (X) property, known as 215 Ewing Lane, Nashville, Tennessee
(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* Joseph R. Demarest and Wife Senja R. Demarest their *heirs and assigns, forever.*

*And* we *do covenant with the said* Joseph R. Demarest and Wife Senja R. Demarest *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.,* except for above mentioned note

*And* we, Dewey Q. Smith and Wife Martha E. Smith *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph R. Demarest and Wife Senja R. Demarest, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 28th *day of* February, 19 68, *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 $ 16,766.20

Affiant

Subscribed and sworn to before me this the 28th day of February, A.D. 19 68

Notary Public

My Commission Expires: July 31, 1968 (Affix Seal)

Dewey Q. Smith

Martha E. Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Dewey Q. Smith and Wife Martha E. Smith

*the within named bargainors, 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* 28th *day of* February, *19* 68.

Matt N. Thomson
Notary Public

MATT N. THOMSON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

*Commission expires* July 31, 1968

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* .....

07737

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 1 33 PM '68
NOTE BOOK 118 PAGE 354
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 43.38
PROBATE .50
TOTAL $ 43.88

MAR 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

DEWEY Q. SMITH, ET UX

TO

JOSEPH R. DEMAREST, ET UX

#01,750.00

MAIL - THOMSON REALTY CO.
Goodlettsville, Tenn.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE