BOOK 4252 PAGE 658

This Instrument prepared by:
Hussey & Horkins, Inc.
Plaza Prof. Building
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ivory Gene Smith etux (NAME)	Kimbrough - Kavanaugh & Assoc. (NAME)	12D-33600
3301 Austin Lane (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness in the original amount of $14,750.00, which indebtedness is secured by a Deed of Trust from James E. Kellar and wife Billie Jean Kellar to Miller Kimbrough, Trustee, dated April 28, 1965, filed April 29, 1965 and recorded in book 3885, page 405, Register's Office for Davidson County, Tennessee.

We, James E. Kellar and wife Billie Jean Kellar

have this day bargained and sold, and do hereby transfer and convey unto the said Ivory Gene Smith and wife Connie Fay Smith

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 712 on the Plan of Parkwood Estates, Section 4, as of record in book 3300, page 79, Register's Office for said County, described as follows:

Beginning with a point in the northerly margin of Doverside Drive at the common corner of lots Nos. 712 and 713; thence with the line between said two lots, 122.6 feet in a northerly direction to a point at the common corner of lots Nos. 711, 712 and 713; thence with the line between lots Nos. 711 and 712, 117.4 feet in an easterly direction to a point in the westerly margin of Austin Lane; thence along said margin 101.75 feet in a southerly direction to a point which is the beginning of a curve; thence around said curve 38.57 feet in a southwesterly direction to a point in the northerly margin of Doverside Drive; thence along said margin 85.0 feet in a westerly direction to the point of beginning.

Being the same property conveyed to James E. Kellar and wife, Billie Jean Kellar, by deed from Gaines Home Building Corporation, of record in book 3885, page 403, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,541.92

Subscribed and sworn to before me, this the 19th day of July 19 68

My commission expires: Oct 30, 1968 (Affix Seal)

Affiant James E. Kellar

Notary Public

This is unimproved ( ) improved (X) property, known as 3301 Austin Lane, Nashville, Tennessee 37209
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ivory Gene Smith and wife Connie Fay Smith

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ivory Gene Smith and wife Connie Fay Smith

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 19th *day of* July, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Kellar

Billie Jean Kellar

BOOK 4252 PAGE 659

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Hussey, *a Notary Public in and for said County and State,* James E. Kellar and wife Billie Jean Kellar

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* 19th *day of* July, *19* 68.

Commission expires Oct 30, 1968. George W. Hussey *Notary Public*

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 .....

JUL 22 68 CONV 16,541.92
JUL 22 68 STAX A* 42.90
JUL 22 68 PRFEE A* .50
JUL 22 68 MDEED A* 3.00 * 46.40

WARRANTY DEED

FROM James E. Kellar and wife Billie Jean Kellar

TO Ivory Gene Smith and wife Connie Fay Smith

A 05905

IDENTIF. REFERENCE

JUL 22 8 17 AM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

Return To:
Hussey & Hoekins, Inc.
420 Plaza Prof. Bldg.
Madison, Tenn. 37115