# WARRANTY DEED

BOOK 4255 PAGE 616

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Hans J. Saxer (NAME) | Lovell & Malone, Inc. (NAME) | Map 104-13 |
| 230 Carden Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4th Ave. N. at Deaderick St. (STREET ADDRESS) | Par. 41 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | mo |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3548, page 559, Register's Office for Davidson County, Tennessee.

We, Henry R. Smith, Jr., and wife, Alys McCord Smith

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Hans J. Saxer

his ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 6 to 23 inclusive in Block "G" and other lots in the Whitland Realty Company's Subdivision, a as of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 55 fronts 100 feet on the easterly side of Carden Avenue, and runs back between parallel lines with the northerly margin of Rolland Road, 210 feet to a dead line.

Being the same property conveyed to Henry R. Smith, Jr., and wife, Alys McCord Smith, by deed from Mary B. Fitts et als, of record in Book 3530, page 515, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21000.00

Subscribed and sworn to before me, this the 26 day of July 1968

Affiant H. J. Saxer

My commission expires: Jan 19 1970 (Affix Seal)

Notary Public Jean Smith

This is { } unimproved { } improved property, known as ..... (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*

Hans J. Saxer

his ~~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,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hans J. Saxer, his ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 26 *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.*

Henry R. Smith, Jr.

Alys McCord Smith

This Instrument Was Prepared By

Phillips Saindon (gb)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Nellie T. Weimar, *a Notary Public in and for said County and State,* Henry R. Smith, Jr., and wife, Alys McCord Smith

*the within named 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* 26 *day of* July, *19*68.

Nellie T. Weimar, *Notary Public*

*Commission expires* 5/10/70

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*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*.....

*Commission expires* ..... .....*Notary Public*

| | | | | | |
|---|---|---|---|---|---|
| JUL 31 68 | CONV | 21,000.00 | | | |
| JUL 31 68 | S TAX | | A* | 54.60 | |
| JUL 31 68 | PR FEE | | A* | .50 | |
| JUL 31 68 | W DEED | | A* | 3.00 | * 58.10 |

**WARRANTY DEED**

FROM
HENRY R. SMITH, JR., ET UX

TO
HANS J. SAXER

930 Garden Lane

A 07100

IDENTIF. REFERENCE

JUL 31 8 29 AM '68

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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**Guaranty Title**
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PEDIGO & SAINDON