TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4285 PAGE 455	MAP PARCEL NUMBERS
Claude E. Marsh and wife (NAME)	Claude E. Marsh and wife (NAME)	Map 105-5
1412 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	1412 Villa Place (STREET ADDRESS)	Pc. 53
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $8750.00 of which $5498.13, have been paid in cash by Claude E. Marsh and wife, Christine Marsh and their agreement to assume ~~cash in hand paid by~~ and pay off a balance of $3251.87, due First Federal Loan Association DOLLARS*

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, William Oscar Smith and wife, Catherine L. Smith

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 12 in J. B. Haynie's Subdivision of Lot No. 40 of the O. B. Hayes Addition to Nashville, a plan of which sudvision is of record in Book 148, page 433, Register's Office for Davidson County, Tennessee

Said Lot No. 12 fronts 50 feet on the easterly line of Villa Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William Oscar Smith and wife, Cathrine L. Smith by deed from Stephen Ford Wright Stewart of record in Book 2748, page 131.R.O.D. C., Tennessee.

THIS INSTRUMENT WAS PREPARED BY:
ATTY J. F. McCLELLAN- 327 CHARLOTTE AVENUE, NASHVILLE, TENNESSEE

This is unimproved ( ) improved ( ) property, known as 1412 Villa Place (House Number) (Street) Nashville, Tenn (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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of November 19 68.

William Oscar Smith
Catherine L. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Frank G. Williams, a Notary Public in and for said County and State, the within named William Oscar Smith and wife, Cathrine L. Smith the 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 8th day of November, 19 68

Commission expires July 26, 1971 Notary Public Frank G. Williams

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
William Oscar Smith and wife, Cathrine L. Smith

TO
Claude E. Marsh and wife,

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

OATH

I, or we, hereby swear or affirm that the actual consideration forthis transfer or value of the property transferred, whichever is greater, is $8,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claude E. Marsh
Affiant

Subscribed and sworn to before me this the 8th day of November, 1968.

Theodore Lewis
Notary Public

I hereby swear or affirm that the actual consideration or the value for this transfer, whichever is greater, is $ 8750.00 Claude E. Marsh
Subscribed and sworn to before me this 12 day of NOV 1968
Deputy Register A. Gentry

A 2 0 2 0 4

INSERT REFERENCE

NOV 12 10 33 AM '68

NOV 12 68	CONV	*8,750.00				
NOV 12 68 S'TAX			A*	22.62		
NOV 12 68 PR'FEE			A*	.50		
NOV 12 68	W'DEED		A*	3.00	*	26.12