(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee 37115.)

# WARRANTY DEED

BOOK 4314 PAGE 723

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Orville R. Smith et ux | Orville R. Smith et ux | Map 73-1 |
| (NAME) 2014 McGavock Avenue | (NAME) 2014 McGavock Avenue | Par. 10 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND NO/100 ---------- ( $10.00 ) ---*DOLLARS*

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance in the amount of $6,952.84 of an indebtedness owing to The United Mortgagee Servicing Corp.; which said unpaid balance the said grantees hereby agree to assume and promise to pay,

We, R. S. DUDNEY AND WIFE, INA G. DUDNEY, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ ORVILLE R. SMITH AND WIFE, NAOMI L. SMITH, herein called the grantees, 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 the South one-half of Lot No. 11, and the northerly 5 feet of Lot No. 12 of Block "G" on the map of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

Said parts of said lots front 55 feet on the easterly line of McGavock Avenue and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to R. S. Dudney and wife, Ina G. Dudney, by deed from Aaron S. Waller and wife, Wilma W. Waller, of record in Book 4209, page 591, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved ( X ) property, known as 2014 McGavock Avenue, 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* 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.* , except as stated herein.

*And* we, the said grantors, *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.*

*Witness* our *hands this* 1st *day of* March, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. S. Dudney (R.S. Dudney)

Ina G. Dudney (Ina G. Dudney)

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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, R. S. Dudney and wife, Ina G. Dudney,

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 Madison, Tennessee, this 1st day of March, 1969.

Commission expires My Commission Expires July 27, 1969 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 .....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 9802.84, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Orville R. Smith
Affiant

Subscribed and sworn to before me this the 1 day of March 19 69

Ted A Ramsey
Notary Public

Commission Expires: My Commission Expires July 27, 1969

| | | | | | |
|---|---|---|---|---|---|
| MAR-4 69 | CONV | *9,802.84 | | | |
| MAR-4 69 S'TAX | | | B* | 25.48 | |
| MAR-4 69 PR'FEE | | | B* | .50 | |
| MAR-4 69 | W'DEED | | B* | 3.00 | * 28.98 |

**WARRANTY DEED**

FROM
R. S. DUDNEY ET UX

TO
ORVILLE R. SMITH ET UX

A 32488

IDENTIF. REFERENCE

MAR 4 3 02 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee