WARRANTY DEED

BOOK 4333 PAGE 753

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leon F. Smith, et ux	~~xxxxxxxxxxxx~~ Dobson & Johnson, Inc.	8D-75260
(NAME) 244 Haverford Drive	(NAME) J. C. Bradford Building	Map 129-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Pal- 37
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand Two Hundred Eighty Six and 05/100----------($23,286.05)---------- *Dollars,*

of which $7,000.00 has been paid in cash by Leon F. Smith and wife, Juanita Smith, the receipt of which is hereby acknowledged, and for the remainder the said Leon F. Smith and wife, Juanita Smith, have assumed and agree to pay the unpaid balance of $16,286.05 of an indebtedness in the original amount of $17,200.00, secured by deed of trust of record in book 3950, page 114, and assigned to United Benefit Life Insurance Company, by instrument of record in book 3951, page 196, Register's Office for Davidson County, Tennessee,

We, David J. Brewer and wife, Bette A. Brewer

have this day bargained and sold, and do hereby transfer and convey unto the said Leon F. Smith and wife, Juanita Smith, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 9 on the Plan of Westview Subdivision, of record in book 2330, page 155, Register's Office for said County.
Said lot No. 9 fronts 75.6 feet on the southerly side of Haverford Avenue and extends back 247.3 feet on the easterly line and 171.2 feet on the westerly line to a dead line, which is a broken line on which it measures 179.5 feet.
Being the same property conveyed to David J. Brewer and wife, Bette A. Brewer, by deed from John E. Bouchard, III and wife, of record in book 3950, page 112, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Haverford Avenue and conditions of owners certificate as shown on plan of record in book 2330, page 155, and to restrictive covenants contained in an instrument of record in book 2750, page 535, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,286.05

Subscribed and sworn to before me, this the ____ day of _____ 19__

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) 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 Leon F. Smith and wife, Juanita 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,* except for taxes for 1969 which are prorated and assumed by grantees as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leon F. Smith and wife, Juanita Smith, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* May, 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.*

This Instrument Was Prepared By

Of The Law Firm Pedigo & S...

Stahlman Building: Nashville, Tennessee

BOOK 1333 PAGE 754

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* David J. Brewer and wife, Bette A. Brewer, *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* 15th *day of* May, *19* 69

Commission expires June 6, 1972 [illegible] *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*.....

Commission expires ..... *Notary Public*

MAY 16 68 CONV 23,280.00
MAY 16 68 S'TAX A* 60.58
MAY 16 68 PR'FEE A* .50
MAY 16 68 W'DEED A* 3.00 * 64.08

WARRANTY DEED

FROM

David J. Brewer, et ux

TO

Leon F. Smith, et ux

A 40881

IDENTIF. REFERENCE

MAY 16 2 53 PM '69

FELIX Z. WILSON II 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