BOOK 4311 PAGE 305

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF ~~May~~ June 1969.

Notary Public

MY COMMISSION EXPIRES: 30 April 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Thomas C. Binkley, 300 James Robertson Parkway, Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward Smart, et.ux. (NAME) | Guaranty Mortgage Company (NAME) | Map 118-6 |
| 833 Gale Lane (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | Par. 64 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William A. Pearce and wife, Dorothy E. Pearce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Smart and Marie Smart,

HEREINAFTER 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:

BEING Lot No. 17-B on the Map of Battlefield Estates, Section 1, of record in Book 843, pages 96 and 97, Register's Office of Davidson County, Tennessee.

SAID Lot No. 17-B fronts 75 feet on the southerly side of Gale Lane and runs back 231 feet on the easterly line and 270 feet on the westerly line to the northerly line of the right of way of the Tennessee Central Railraod, on which it measures 78 feet.

BEING the same property conveyed to William A. Pearce and wife Dorothy E. Pearce by deed from Hallie W. Bertram, a widow, of record in Book 4000, page 762, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to deed of trust to Guaranty Mortgage Co. unpaid blance $11,359.73**

This is improved (X) unimproved ( ) property, known as 833 Gale Lane, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 24 day of May, 1969.

X Dorothy E. Pearce

X William A. Pearce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth Landolph, a Notary Public in and for said County and State, the within named William A. Pearce

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28 day of May 1969.

Commission expires April 29 1973

Ruth Landolph
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Herman Patrick, a Notary Public in and for the State and County aforesaid, the within named Dorothy E. Pearce, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 24 day of May, 1969.

Herman Patrick
Notary Public

My Commission Expires: Oct. 7, 1971

WARRANTY DEED

FROM
William A. Pearce, et.ux.

TO
Edward Smart, et.ux.

Mail: Randolph Co. Realty
Third Ntl. Bk. Bld.
Nashville, Tenn.

A 43992

IDENTIF. REFERENCE

JUN 11 9 37 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| JUN 11 69 | CONV | 14,500.00 | | |
| JUN 11 69 | STAX | | * 37.70 | |
| JUN 11 69 | PRCEE | | * .50 | |
| JUN 11 69 | MDEED | | * 3.00 | * 41.20 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.