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

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. Wade	(same)	15D09020
(NAME:) 1111 McAlpine St.	(NAME:)	Map 76-3
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS)	Par. 358 pt
(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 of an indebtedness owing to James Walter Smith, Sr.,and wife, Mary Margaret Chaffin Smith, and secured by a deed of trust of record in Book 3080, page 585, Register's Office for Davidson County, Tennessee.

We, JAMES W. SMITH, JR. AND WIFE, VELMA JEAN SMITH, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ FRANK E. WADE AND WIFE, MARY E. WADE, 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 Lot No. 39 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said Lot No. 39 fronts 138.8 feet on the northerly side of Kirkland Avenue and runs back between parallel lines and with the easterly margin of Winsor Street, 189.75 feet to the southerly line of Lot No. 54.

Being the same property conveyed to James W. Smith and wife, Velma Jean Smith, by deed from James Walter Smith, Sr., and wife, of record in Book 4080, page 584, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that James W. Smith and James W. Smith, Jr., are one and the same person.

unimproved ( )
This is improved (X) property, known as Kirkland Avenue, (House Number) (Street) Nashville, Tennessee. 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* 12 *day of* June, 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.*

James W. Smith, Jr.
(James W. Smith, Jr.)

Velma Jean Smith
(Velma Jean Smith)

MAR[illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James W. Smith, Jr. and wife, Velma Jean 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 Goodlettsville, *Tennessee, this* 12 *day of* June, *19* 69.

Notary Public

Commission expires Aug 4, 1971

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 .....

JUN 13 CONV *6,500.00
JUN 13 S'TAX B* 16.90
JUN 13 PRFEE B* .50
JUN 13 WDEED B* 3.00 * 20.40

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 $ 6500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James W. Smith Jr.
Affiant

Subscribed and sworn to before me this the 4 day of June 1969

Notary Public

Commission Expires: 8-4-71

WARRANTY DEED

FROM
JAMES W. SMITH, JR., ET UX

TO
FRANK E. WADE ET UX

1111 McClain Street
Nash. Tenn. 37216

A 44350

IDENTIF. REFERENCE

JUN 13 2 03 PM '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

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