| | | |
|---|---|---|
| William R. Smith<br>(NAME) | Guaranty Mtg. Company<br>(NAME) | Map 12<br>Pcl 143 |
| 2707 Jenkins Street<br>(STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street<br>(STREET ADDRESS) | |
| Nashville, Tennessee<br>(CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee<br>(CITY) (ZONE) (STATE) | BOOK 1365 PAGE 27 |

For and in consideration of the sum of $1.00
ONE AND NO/100---------- DOLLARS
cash in hand paid by

BESSIE MAI SMITH

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

WILLIAM R. 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: a one-half interest in and to

Being Lot 12 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.
Said Lot No. 12 fronts 50 feet on the southerly side of Jenkins Street, and extends back 159.2 feet on the easterly line and 159.4 feet on the westerly line to a dead line measuring 50.5 feet thereon.
Being the same property conveyed to William R. Smith and wife, Mary Murray Smith, by deed from Oakmont Development Company, as of record in Book 2956, page 103, said Register's Office, and the said Mary Murray Smith having since died.

Grantor herein owns the fee simple title to said land and it is the intent and desire of the Grantor to create an estate by the entirety and the entire interest in said land previously held by the Grantor be held with the Grantee herein pursuant to Section 64-109 of Tennessee Code Annotated.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is (unimproved ( ) improved (X) property, known as 2707 (House Number) - Jenkins Street (Street) Nashville, Tennessee (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 16th day of September, 1969

William R. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me Lucile C. Hukerson, a Notary Public in and for said County and State, the within named William R. Smith the bargainors, 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 16th day of September, 1969

My Commission Expires July 26, 1970

Notary Public Lucile C. Hukerson

TENNESSEE TITLE COMPANY

Warranty Deed
G-212052-jmn

FROM
WILLIAM R. SMITH,

TO
BESSIE MAI SMITH

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ ____. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this ____ day of ____, 19__.

My commission expires

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

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IDENTIF. REFERENCE

SEP 16 12 16 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 16 68 | MISC | | A* | 3.00 | * | 3.00 |