WARRANTY DEED

BOOK 4371 PAGE 649

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry C. Smith (NAME)	Henry C. Smith (NAME)	12W-7280
314-51st Avenue North (STREET ADDRESS OR ROUTE NUMBER)	314-51st Avenue North (STREET ADDRESS)	Map 91-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 212

FOR AND IN CONSIDERATION of the sum of Nine Thousand and No/100 ---------- ($9,000.00) ---------- *Dollars,*

of which $1,969.28 has been paid in cash by Henry C. Smith, the receipt of which is hereby acknowledged, and for the remainder the said Henry C. Smith, has assumed and agrees to pay the unpaid balance of $7,030.72 of an indebtedness in the original amount of $8,000.00, secured by a vendor's lien of record in book 4146, page 597, Register's Office for Davidson County, Tennessee,

We, Joe D. Strawbridge and wife, Sarah G. Strawbridge

have this day bargained and sold, and do hereby transfer and convey unto the said Henry C. Smith, unmarried

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 56 feet of the westerly half of Block 9, on the plan of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County, described as follows:
Beginning at the northeast corner of 51st Avenue North, formerly 10th Street, and Elkins, formerly Second, ~~Avenue~~; thence with the easterly margin of 51st Avenue North, northwardly 56 feet to a point 94 feet south of the southerly margin of an alley; thence eastwardly and parallel with said alley, 160 feet; thence southwardly and parallel with the easterly margin of 51st Avenue North, 56 feet to the northerly margin of Elkins Avenue; thence with said Avenue, westwardly 160 feet to the beginning. Being the same property conveyed to Joe D. Strawbridge and wife, Sarah G. Strawbridge, by deed from W. Buford Winn and wife, of record in book 4146, page 597, said Register's Office.

This conveyance is made subject to an easement for sewer granted to City of Nashville, by W. J. Stephens and Louise V. Stephens, of record in book 1677, page 321, 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 $ 9,000.00

Subscribed and sworn to before me, this the 10TH day of October 19 69

Affiant Henry C Smith

My commission expires: 1-21-71 (Affix Seal)

Notary Public H B Duncan

DAVIDSON 1970

This is unimproved ( ) improved ( ) 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
Henry C. Smith, unmarried
(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 1969 taxes which are prorated and assumed by grantee.

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

Witness our *hand* S *this* 10TH *day of* October, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe D Strawbridge
Sarah G. Strawbridge

This Instrument Was Prepared

Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building, Nashville, Tennessee

BOOK 4371 PAGE 650

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Joe D. Strawbridge and wife, Sarah G. Strawbridge

the within named bargainor....., 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* 10th *day of* October, *19* 69

H. B. Duncan
Notary Public

Commission expires 1-21-71

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.....

Please return to
Dunlap Ehrlich & Dunlap
2517 Belmont Blvd 37212

WARRANTY DEED

FROM

Joe D. Strawbridge, et ux

TO

Henry C. Smith, unmarried

A 57069

IDENTIF. REFERENCE?

OCT 10 2 48 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 10 69	CONV	*9,000.00				
OCT 10 69	S'TAX		A*	23.40		
OCT 10 69	PR'FEE		A*	.50		
OCT 10 69	W'DEED		A*	3.00	*	26.90

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE