WARRANTY DEED

BOOK 4372 PAGE 872

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs Maud M Cozart (NAME)	Mrs Maud M Cozart (NAME)	Map 146-16
416 Landon Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Landon Drive (STREET ADDRESS)	Par. 84
Nashville Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Carl William Smithson and wife, Valeira Smithson,

have this day bargained and sold, and do hereby transfer and convey unto the said Mrs. Maud M. Cozart,

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

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for said County.

Said Lot No. 119 fronts 131.4 feet on the northerly side of Landon Drive and extends back 188.8 feet on the easterly line and 195.4 feet on the westerly line to a dead line, measuring 91 feet thereon.

Being the same property conveyed to Carl William Smithson and wife, Valeira Smithson, by deed from Martin L. Zeitlin and wife, Shirley A. Zeitlin, of record in Book 2437, page 425, 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 $ 18.00

Subscribed and sworn to before me, this the 16th day of October 1969

Affiant

My commission expires: 2-7-70 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 416 (House Number) Landon Drive (Street), Nashville (P. O. Address), Davidson (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mrs. Maud M. Cozart, her ~~XXXXXX~~ (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Mrs. Maud M. Cozart, her ~~XXXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16 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.

Carl W. Smithson

Valeira Smithson

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building : Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ilay H. Waldemont, *a Notary Public in and for said County and State,* Carl William Smithson and wife, Valeira Smithson, *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 Nashville *Tennessee, this* 17th *day of* October, *19* 69

(Mrs.) Ilay H. Waldemont *Notary Public*

Commission expires 2-7-70

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.....

OCT 17 69	CONV	18,000.00			
OCT 17 69	S'TAX		A*	46.80	
OCT 17 69	PR'FEE		A*	.50	
OCT 17 69	W'DEED		A*	3.00	* 50.30

WARRANTY DEED

FROM

CARL WILLIAM SMITHSON, ET UX

TO

MRS. MAUD M. COZART

A 57649

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IDENTIF. REFERENCE

OCT 17 8 20 AM '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

PEDIGO & SAINDON