Prepared By
R. E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

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TTC-213328

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joe M. Haynes (NAME)	Joe M. Haynes (NAME)	G-1155
142 North Main Street (STREET ADDRESS OR ROUTE NUMBER)	1601½ Buchanan Street (STREET ADDRESS)	Map. 18-16 Par. 173 pw
Goodlettsville, Tenn. (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, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated April 10, 1969, in the original principal sum of $4,647.12, payable to Bank of Goodlettsville, in monthly installments of $100.00, including interest at 8% per annum, and being secured by a deed of trust executed by Fred Thomas Davenport and wife to G. G. Garrett, Jr., Trustee, as of record in Book 4325, page 235, Register's Office for Davidson County, Tennessee,

FRED THOMAS DAVENPORT and wife, ELISE DAVENPORT

have bargained and sold, and by these presents do transfer and convey unto the said JOE M. HAYNES and wife, BARBARA N. HAYNES and JAMES L. SMITH and wife, DONNA H. SMITH *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being situated on the west side of Main Street in Goodlettsville, in the 10th Civil District of said County, and beginning on the west margin of said Street at its intersection of the south line of an alley leading westwardly to Link Street, said point of beginning being the northeast corner of the lot conveyed to J.M. Smotherman and wife, by Allen Mathes and his mother, Mary Mathes, by deed dated September 10, 1926, and of record in Book 739, page 40, said Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Street, southwardly 18 feet more or less to the wall of the said J. M. Smotherman's storehouse; thence with the same westwardly and continuing in the same direction parallel with the wall 77 feet more or less to an iron pin in the southerly margin of the first mentioned alley; thence with the same eastwardly 77 feet to the beginning. The alley mentioned above as being in the rear of said premises was formerly known as Link Street.

Being the same property conveyed to Fred Thomas Davenport and wife, Elise Davenport, by deed from J. V. Hitt, Trustee, as of record in Book 3861, page 800 and by deed from William C. Miller and wife, as of record in Book 4205, page 82, said Register's Office.

This conveyance is made subject to an Agreement between J. M. Smotherman and wife and J. W. Hitt, as of record in Book 785, page 130,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,100.00

Affiant

Subscribed and sworn to before me, this the 12th day of December, 19 69

Notary Public

My commission expires July 26, 1970.
(Affix Seal)

Register's Office, as follows:
"It is expressly agreed and understood that no building shall be erected on said premises by purchaser or any of his successors except, stone, concrete or brick and as near fire proof as possible."

This is unimproved ( ) improved (X) property, known as 142 North Main Street, Goodlettsville, Tennessee
(House Number) (Street) 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 JOE M. HAYNES and wife, BARBARA N. HAYNES and JAMES L. SMITH And wife, DONNA H. SMITH, their *heirs and assigns, forever.*

And we *do covenant with the said* JOE M. HAYNES and wife, BARBARA N. HAYNES and JAMES L. SMITH and wife, DONNA H. SMITH *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 shown above.

And we, FRED THOMAS DAVENPORT and wife, ELISE DAVENPORT *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOE M. HAYNES and wife, BARBARA N. HAYNES and JAMES L. SMITH and wife, DONNA H. SMITH their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* December, *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.*

Fred Thomas Davenport
Fred Thomas Davenport

Elise Davenport
Elise Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named Fred Thomas Davenport and wife, Elise Davenport

the bargainors, 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 12th day of December, 1969

Reau E. Folk Jr. Notary Public.

Commission Expires July 26, 1970.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor..... with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

REF:mas

FROM

FRED THOMAS DAVENPORT

and wife

TO

JOE M. HAYNES and wife

and JAMES L. SMITH and wife

DEC 15 69 CONV *7,100.00
DEC 15 69 ST TAX 8* 18.46
DEC 15 69 RFEE 8* .50
DEC 15 69 MTGED 8* 6.00 * 24.96

A 66627

DEC 15 3 39 PM '69

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

File From Title

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