# WARRANTY DEED

BOOK 4396 PAGE 286

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Elijah E. Hall ITUX | Guaranty Mortgage Company | Map 161-10 |
| (NAME) | (NAME) | Pac. 38 |
| Huntington Parkway | 714 Union Street | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tennessee | Nashville Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (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, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4353, page 554, Register's Office for Davidson County, Tennessee.

Smithson Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Elijah E. Hall and wife, Virginia D. Hall

their ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 79 fronts 75.0 feet on the southerly side of Huntington Parkway, and runs back between parallel lines, 160.0 feet to a line in the rear, on which it measures 75.0 feet.

Being the same property conveyed to Smithson Realty Co., Inc. by deed from Harold W. Paradise and wife, Mary F. Paradise of record in Book 4395, page 570, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25.00

Subscribed and sworn to before me, this the 5 day of Feb 1970

Affiant

My commission expires: 11-4-70 (Affix Seal)

Notary Public

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

Elijah E. Hall and wife, Virginia D. Hall

their ~~XXXXXX~~,

heirs and assigns forever. It covenant that it is 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 as noted above.

It further covenant and bind itself, its successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said

~~XXXXX~~ Elijah E. Hall and wife, Virginia D. Hall, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 5th day of February, 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SMITHSON REALTY CO., INC.

BY: Carl W. Smithson

Carl W. Smithson, President

This Instrument Was Prepared By

W. Willis Saindon (ab)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

.....

.....

*the within named 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.....Tennessee, this.....day of....., 19.....*

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Robert L. Taylor, *a Notary Public of the State and County aforesaid, personally appeared* Carl W. Smithson, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Smithson Realty Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

*Witness my hand and seal, at office in* Nashville
*this* 5 *day of* February, *19* 70

Robert L. Taylor
*Notary Public*

*Commission expires* 11-4-70

FEB-6 70 CONV 28,100.00
FEB-6 70 S'TAX A* 73.06
FEB-6 70 PR'FEE A* .50
FEB-6 70 W'DEED A* 3.00 * 76.56

WARRANTY DEED

FROM

SMITHSON REALTY CO., INC.

TO

ELIJAH E. HALL, ET UX

A 67943

IDENTIF. REFERENCE

FEB 6 10 15 AM '70

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