# WARRANTY DEED

BOOK 4396 PAGE 944

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kenneth L. Smith et ux. | Provident Trust Company | Map 84-12 |
| 3107 Knobdale Road (NAME) | 210 Union Street (NAME) | Par. 23 |
| Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER) | Nashville, Tennessee (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Pat |

*FOR AND IN CONSIDERATION of the sum of* Ten Dollars ($10.00) cash in hand paid and received, and other good and valuable considerations, including ~~Dollars~~ agreement by the hereinafter named grantees to assume and pay the balance now owing upon one promissory note dated May 30, 1962, in the original principal amount of $16,700.00, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from S. Howard Tinsley and wife, Amy Tinsley, to James B. Turner, Trustee, of record in Book 3409, page 634, Register's Office for Davidson County, Tennessee; we,

S. HOWARD TINSLEY and wife, AMY TINSLEY,

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

KENNETH L. SMITH and wife, WILDA B. SMITH,

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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County.

Said Lot No. 7 fronts 140 feet on the westerly side of Knobdale Road and runs back 288.4 feet on the northerly line and 295.1 feet on the southerly line to a dead line, measuring 154.5 feet thereon.

Being the same property conveyed to S. Howard Tinsley and wife, Amy Tinsley, by deed from Abigail S. Richmond, of record in Book 3398, page 556, said Register's Office.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property and to the lien of taxes for 1970.

*This instrument prepared by*
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $24,402.69

Subscribed and sworn to before me, this the 4th day of February 19 70

Affiant Raymond Holmes Jr.

My commission expires: June 16, 1972 (Affix Seal)

Notary Public Mary Emery

This is unimproved ( ) improved (X) property, known as 3107 Knobdale Road, Nashville, Tennessee
(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*
Kenneth L. Smith and wife, Wilda B. Smith, their
*(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 as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kenneth L. Smith and wife, Wilda B. Smith, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 4th 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.*

S. Howard Tinsley
S. Howard Tinsley

Amy Tinsley
Amy Tinsley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ensley, *a Notary Public in and for said County and State,* S. Howard Tinsley and wife, Amy Tinsley

*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* 4th *day of* February, *19*70

Mary Ensley *Notary Public*

*Commission expires* June 6, 1972

NOTARY PUBLIC LAWRENCE COUNTY TENNESSEE

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* .....

Guaranty Title 206588

**WARRANTY DEED**

FROM
S. HOWARD TINSLEY AND WIFE, AMY TINSLEY

TO
KENNETH L. SMITH AND WIFE,

WILDA B. SMITH

A 68234

IDENTIF. REFERENCE

FEB 10 2 20 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB10 70 | CONV | 24,402.69 | | | |
| FEB10 70 S TAX | | | B* | 63.44 | |
| FEB10 70 PR FEE | | | B* | .50 | |
| FEB10 70 | W DEED | | B* | 3.00 | * 66.94 |

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE