BOOK 4397 PAGE 183

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irvin L. Small, et al (NAME)		Map 93-7
350-28th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	Same (NAME) (STREET ADDRESS)	Par. 204-205-206
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of *******THIRTY THOUSAND FIVE HUNDRED SEVENTY TWO and ($30,572.74) 74/100**********DOLLARS of which FIVE THOUSAND FIVE HUNDRED SEVENTY TWO and 74/100 ($5,572.74) Dollars has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder TWENTY FIVE THOUSAND and NO/100 ($25,000.00) Dollars, we, IRVIN L. SMALL and RICHARD M. SMALL, have executed our promissory note providing for 180 monthly installments of principal and interest, the balance secured by retained vendor's lien on the land conveyed, and providing for payment of attorney's fees and to secure the payment of the said indebtedness, principal, interest and attorney's fees.

This instrument was prepared in the office of Berksdale, Whalley, Leaver Gilbert & Frank [illegible] FLOOR [illegible] Bank Building [illegible] 37219

Horace Small Manufacturing Company has this day ~~xxxxx~~ *bargained and sold, and by these presents do transfer and convey unto the said* Irvin L. Small and Richard M. Small, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

FIRST TRACT: Being the easterly 67.2 feet of the northerly part of lot No. 135 on the plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County, and Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described in the deed above set out, as follows:

Said part of lot No. 135 fronts 67.2 feet on the southerly side of McGavock Street and runs back 114.4 feet on the easterly line and 114.1 feet on the westerly line to a dead line, measuring 67.2 feet thereon.

Also a right-of-way from the alley in the rear of said lot 135 across the rear 53.6 feet, more or less, of said lot No. 135 to the property herein described for ingress and egress to and from said property, for deliveries of coal or other things, said right-of-way to be wide enough for the passage of trucks, wagons and like vehicles.

SECOND TRACT: Being the westerly 48 feet of lot No. 133 in McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described in the deed above set out, as follows:

Beginning on the southerly margin of McGavock Street at the corner of lots Nos. 133 and 135; thence with the southerly margin of said Street, eastwardly 48 feet, more or less, to Carrie Matthews' northwest corner; thence with her westerly line, southwardly 166 feet to the northerly margin of an alley; thence with said alley, westwardly 48 feet, more or less, to the corner of lots Nos. 133 and 135; thence northwardly, with the line between said two lots, 166 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 30,572.74

Subscribed and sworn to before me, this the 1st day of July, 1970

Irvin L. Small Affiant

Richard M. Small

Notary Public

My commission expires: 1/16/71 (Affix Seal)

Being the same property conveyed to Horace Small Manufacturing Company by deed from Margaret Roesch Patton by deed of record in Book , page Register's Office for Davidson County, Tennessee.

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Being the westerly 27 feet of the easterly 52 feet of Lot No. 133 on plan of McNairy's West Nashville lots, as of record in Book 9, page 322, Register's Office for said County, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said part of Lot No. 133 fronts 27 feet on the southerly side of McGavock Street and runs back between parallel lines 166 feet to an alley.

Being the same real property conveyed to J. C. Tune by deed from John M. Taylor and wife, dated May 22, 1950, and recorded in Book 1848, page 383, said Register's Office.

Being the same real property conveyed to Horace Small Manufacturing Company by deed from John C. Tune, et ux, of record in Book 2751, page 535, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 118 16th Avenue, South, Nashville, 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 Irvin L. Small and Richard M. Small, their *heirs and assigns, forever.*

And it *do covenant with the said* Irvin L. Small and Richard M. Small *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Horace Small Manufacturing Company *do further covenant and bind* its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Irvin L. Small and Richard M. Small, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 1st *day of* January, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HORACE SMALL MANUFACTURING COMPANY

President

Secretary

Irvin L. Small

Richard M. Small

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thos. G. Dillon, a Notary Public in and for said County and State, the within named Irvin L. Small & Richard M. Small

the 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 2nd day of January, 1970.

Thos. G. Dillon, Notary Public.

Commission Expires 1/16/70

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, Alice P. Hambly, a Notary Public of the State and County aforesaid, personally appeared Irvin L. Small & Richard M. Small, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Officers of the Horace Small Mfg. Co., the within named bargainor, a corporation, and that they as such Officers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as officers.

Witness my hand and seal, at office in Nashville, Tenn. this 1st day of January, 1970.

Alice P. Hambly, Notary Public

Commission Expires May 10, 1970

WARRANTY DEED

FROM

Horace Small Manufacturing Company

TO

Irvin L. Small and Richard M. Small

A 6 8 3 5 [illegible]

IDENTIF. REFERENCE

FEB 11 2 04 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FEB 11 70	CONV	30,572.74				
FEB 11 70	S'TAX		B★	79.56		
FEB 11 70	PR'FEE		B★	.50		
FEB 11 70	W'DEED		B★	6.00	★	86.06