WARRANTY DEED

BOOK 4414 PAGE 535

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HENRY S. FORTE (NAME)	SAME (NAME)	116-11-49
311 LYNWOOD BOULEVARD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BM 01615
NASHVILLE, TENN. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M. O.

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

cash in hand paid by Henry S. Forte and wife, Imogene Forte, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Marguerite Woolwine Smith,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said Henry S. Forte and wife, Imogene Forte, their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3 on the Plan of the Re-subdivision of Lots Nos. 21, 22, 23, 25, 26 and south 100 feet of Lot No. 27 in Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 2330, page 48, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynwood Boulevard, at the corner of Lots Nos. 2 and 3; thence with said Boulevard, southwardly 132.5 feet to the northerly margin of a 50-foot unnamed street; thence with said street, north 86° 35' west 219.75 feet and south 62° 48' west 219.9 feet to the easterly margin of Red Wing Avenue; thence with said Avenue, north 26° 58' west 128 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, north 62° 30' east 242 feet and south 87° 30' east 265.4 feet to the beginning, containing 1.37 acres, more or less.

Being the same property conveyed to Marguerite Woolwine Smith, by deed from Ralph Harrison and wife, Elinor Chilton Harrison, of record in Book 2499, page 499, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 30th day of April 19 70

Affiant Marguerite Woolwine Smith

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Emery

This is ~~unimproved~~ (XX) improved property, known as 311 Lynwood Boulevard, Nashville, Tennessee 37205 (House Number) (Street) P. O. Address: (City or Town) (State)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Henry S. Forte and wife, Imogene Forte, their ~~XXXXXX~~ (successors), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry S. Forte and wife, Imogene Forte, their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 30th *day of* April, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marguerite Woolwine Smith
Marguerite Woolwine Smith

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
806 Nashville Bank & Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Marguerite Woolwine Smith

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee *this* 30th *day of* April, *19* 70

Mary Ensey
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE TENNESSEE MARY ENSEY

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 .....

Return to Grantee
Title 207344

WARRANTY DEED

FROM

MARGUERITE WOOLWINE SMITH

TO

HENRY S. FORTE ET UX

APR 30 70	CONV	55,000.00				
APR 30 70	S'TAX		A*	143.00		
APR 30 70	PR'FEE		A*	.50		
APR 30 70	W'DEED		A*	3.00	*	146.50

A 76072

IDENTIF. REFERENCE

APR 30 3 20 PM '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