BOOK 4441 PAGE 445 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Magdalene P. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF August, 1970

D. Billingsley
Notary Public

MY COMMISSION EXPIRES 1-21-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William E. Higgins, Attorney 338 46th Avenue North Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy D. Byford, Et Ux (NAME)	S A M E (NAME)	Map. 104-14
541-Starliner Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 46
Nashville Tenn-37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Magdalene P. Smith and Mrs. Bobbie Bolton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy D. Byford and wife Janette Byford,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 59 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for Davidson County, Tenn.

Said Lot No. 59 fronts 95 feet on the westerly side of 29th Avenue, South, and runs back on the northerly line with the southerly margin of an alley 250 feet, and on the southerly line 245 feet to an alley in the rear, and shows 45 feet on said alley.

Being the same property conveyed to Magdalene P. Smith and Mrs. Bobbie Bolton by deed from William E. Higgins, Trustee, of record in Book 4384, page 195, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2209 29th Avenue South Nashville
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25TH day of August, 1970

x Bobbie Bolton Magdalene P. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Magdalene P. Smith and Mrs. Bobbie Bolton

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 25TH day of August 1970

Commission expires 1-21-71

H B Duncan
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
MAGDALENE P. SMITH
and MRS. BOBBIE BOLTON

TO
JIMMY D. BYFORD,
ET UX

A 8 8 1 8 4

IDENTIF. REFERENCE

AUG 27 11 30 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG27^70	CONV	*6,000.00				
AUG27^70	S'TAX		A*	15.60		
AUG27^70	PR'FEE		A*	.50		
AUG27^70	W'DEED		A*	3.00	*	19.10