TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. John R. Roberts (NAME)	Guaranty Mortgage Company, (NAME)	12D-88970
3844 Augusta Drive, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	BOOK 4445 PAGE 552
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by William H. Smithson, 534 Paragon Mills Road, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS

cash in hand paid by John R. Roberts and wife, Mary Ann Roberts

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.
Said Lot No. 372 fronts 81.72 feet on the southerly margin of Augusta Drive and extends back 125.9 feet on the westerly line and 135.0 feet on the easterly line to a line in the rear on which it measures 83.37 feet.
Being part of the same property conveyed to Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson by deed from Lineberger Development Co. of record in Book 4294, page 571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 3844 Augusta Drive, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 9th day of September, 19 70

SMITHSON CONSTRUCTION COMPANY
By: William H. Smithson Partner
By: Carl W. Smithson Partner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named William H. Smithson and Carl W. Smithson, partners, d/b/a Smithson Construction Company

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 9th day of September, 19 70

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

Warranty Deed

GUARANTY MORTGAGE CO. OF NASHVILLE

FROM

SMITHSON CONSTRUCTION COMPANY

TO

JOHN R. ROBERTS ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,800.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Subscribed & sworn to before me this 9th day of September, 19 70

A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

188.00 - Comp
4.00 Rec
2.00
194.00

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4445 PAGE 553

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IDENTIF. REFERENCE

SEP 15 1 51 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 15 70	CONV	18,800.00			
SEP 15 70	S'TAX		A*	48.88	
SEP 15 70	PR'FEE		A*	.50	
SEP 15 70	W'DEED		A*	3.00	* 52.38