rec'd by: Wm. M. Dearborn
Commerce Union BK Bldg.

WARRANTY DEED

BOOK 4457 PAGE 835

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse C. Smith	Commerce Union Bk.	11[illegible]-1-192
(NAME)	(NAME)	
1013 Gilmore Avenue	800 Main St.	22 24 11900
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

..... *Dollars,*

cash in hand paid by Jesse C. Smith and Martha Elizabeth Smith, and the assumption of the balance of the indebtedness owing to Commerce Union Bank which balance is at the present time Twelve Thousand Nine Hundred Ninety-nine and 63/100 ($12,999.63) Dollars, we,

James G. Abernathy and wife, Alberta Abernathy,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse C. Smith and Martha Elizabeth Smith, as equal tenants in common,

..... their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of a Resubdivision of Lots Nos. 69 and 70, Montrose Place, as of record in Book 3500, page 1, Register's Office for said County, described as follows:

Beginning in the south margin of Gilmore Avenue, at the corner of Lots 69 and 70; thence west with said Avenue, 30 feet to a monument; thence around a curve, southwesterly 39.27 feet to a monument in the east margin of 11th Avenue South; thence south with said Avenue 135 feet to a monument; thence with the north margin of an alley, east 55 feet to the corner of Lots 69 and 70; thence north with the line between said lots, 160 feet to the beginning.

This conveyance is subject to the existing lien of Commerce Union Bank of record in Book 4160, page 713, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,099.63

Subscribed and sworn to before me, this the 9th day of November 19 70.

Affiant Jesse C Smith

My commission expires: .....
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1013 Gilmore Avenue, Nashville, Tennessee 37204
(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 Jesse C. Smith and Martha Elizabeth Smith, as equal tenants in common,

..... 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 above stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jesse C. Smith and Martha Elizabeth Smith, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 9th day of November, 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.*

Alberta Abernathy James G. Abernathy

James G. Abernathy

BOOK 4457 PAGE 836

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Virginia Pinkston *a Notary Public in and for said County and State,* James G. Abernathy and wife, Alberta Abernathy,

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* 9th *day of* November, *19* 70.

Mrs. Virginia Pinkston *Notary Public*

Commission expires Nov 19th 1973

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mrs. Virginia Pinkston *a Notary Public of the State and County aforesaid, personally appeared* Mr. James G. Abernathy + Mrs. Alberta Abernathy *with whom I am personally acquainted, and who, upon oath, acknowledged* (illegible) *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 Nashville, Tenn. *this* 9th *day of* Nov. *19* 70

Mrs. Virginia Pinkston *Notary Public*

Commission expires Nov. 19, 1973

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Linda
Notary Public
My Commission

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 15,099.63 Affiant Jesse C Smith
Subscribed and sworn to before me this 9th day of Nov. 1970
Deputy Register Andrew O. Rega Jr.

[illegible]						
[illegible]				A*	[illegible]	
[illegible]				A*	[illegible]	
[illegible]	[illegible]			A*	[illegible]	* [illegible]
NOV-9 70	CONV	15,099.63				
NOV-9 70	S'TAX			A*	39.26	
NOV-9 70	PB'FEE			A*	.50	
NOV-9 70	W'DEED			A*	3.00	* 42.76

WARRANTY DEED

FROM
JAMES G. ABERNATHY, ET UX
TO
JESSE C. SMITH, ET AL

A 95682

IDENTIF. REFERENCE

Nov 9 12 40 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

Mail: Commerce Union Bk.
Attn: Douglas Ibson
800 Main St.