WARRANTY DEED

BOOK 4459 PAGE 531

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Irvin R. Levinson et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 118-7
6631 Clearbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Par. 176
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received and other good and valuable considerations, including agreement by the hereinafter named grantees to assume and pay the balance ~~Dollars,~~ now owing upon one promissory note dated January 14, 1959, in original principal amount of $8,700.00, and made payable to Guaranty Mortgage Company, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from Richard Grafton Smith, Jr., and wife, Cora Ann McFarland Smith, to Herschel Greer, Trustee, of record in Book 2891, page 61 , Register's Office for Davidson County, Tennessee; we,

RICHARD GRAFTON SMITH, JR., and wife, CORA ANN McFARLAND SMITH,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

IRVIN R. LEVINSON and wife, HELENA B. LEVINSON,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being lot No. 10, of Block "E" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said lot No. 10 fronts 62.95 feet on the easterly side of Columbine Place, and runs back 138.4 feet on the northerly line and 138.9 feet on the southerly line to a dead line in the rear, measuring 52.5 feet thereon.

Being the same property conveyed to Richard Grafton Smith, Jr., and wife, Cora Ann McFarland Smith, by deed from T. R. Harper and wife, of record in Book 2862, page 529, said Register's Office.

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1970.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,250.00

Subscribed and sworn to before me, this the 13th day of November, 1970

Affiant

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

Notary Public

This is improved ( ) unimproved (X) property, known as 2812 Columbine Place, Nashville, Tennessee (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 Irvin R. Levinson and wife, Helena B. Levinson, 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 hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Irvin R. Levinson and wife, Helena B. Levinson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 13th *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.*

Richard Grafton Smith, Jr.

Cora Ann McFarland Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Richard Grafton Smith, Jr., ~~and wife Cora Ann McFarland Smith~~ *the within named bargainor.S., with whom I am personally acquainted, and who acknowledged that* ~~they~~ he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 13th *day of* November, *19* 70.

Mary Ensley
Notary Public

Commission expires June 6, 1972

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* NOV 16 CONV *19* 17,250.00

NOV 16 S'TAX A* 44.72

NOV 16 PR'FEE A* .50

NOV 16 W'DEED A* 3.00 * 48.22

Notary Public

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Rosenthal, a Notary Public in and for said County and State, Cora Ann McFarland 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, Tennessee, this 13th day of November, 1970.

Gail Rosenthal
Notary Public

My commission expires: July 31, 1974

Dear Title 209324

WARRANTY DEED

FROM RICHARD GRAFTON SMITH, JR. et ux

TO IRVIN R. LEVINSON, et ux

A 96458

T
IDENTIF. REFERENCE

Nov 16 2 05 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