FORM NO. WD-1

BOOK 4474 PAGE 40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,902.96

Opal D. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1971.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opal D. Smith and	Noel Palmer Mortgage Company	27W 20590
Bessie C. Howard (NAME)	(NAME)	
1012 Granada Court	402 Stahlman Building	Map 83 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37201	Par 199
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, RAY E. SHOTWELL and wife, GENEVA K. SHOTWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OPAL D. SMITH and BESSIE C. HOWARD

a one-half undivided interest each, as tenants in common, in and to 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:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Granada Place, as of record in Plan Book 3106, page 34, Register's Office for said County.

SAID Lot No. 4 fronts 61.8 feet on the easterly side of Granada Court and extends back between lines 61.0 feet on the northerly line and 101.8 feet on the southerly line to a dead line in the rear, on which it measures 116.0 feet.

BEING the same property conveyed to Ray E. Shotwell and wife, Geneva K. Shotwell by deed from Archie F. Reed and wife, Eleanor E. Reed, of record in Book 4472, page 822, Register's Office for Davidson County, Tennessee

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Walter M. Noel & Company, Inc., of record in Book 3512, page 463, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 1012 Granada Court, Nashville, Tennessee
(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 hand s this 14th day of January, 1971

Ray E. Shotwell
Ray E. Shotwell

Geneva K. Shotwell
Geneva K. Shotwell

STATE OF TENNESSEE
Davidson County

BOOK 1474 PAGE 41

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray E. Shotwell and wife, Geneva K. Shotwell

the 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 14th day of January 19 71

Commission expires 12-12-72

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

RAY E. SHOTWELL ET UX

TO

OPAL D. SMITH and BESSIE C. HOWARD

B 0 2 1 2 0

IDENTIF. REFERENCE

JAN 15 2 03 PM '71

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JAN 15 CONV *9,902.96

JAN 15 S'TAX		A*	25.74	
JAN 15 PR'FEE		A*	.50	
JAN 15 W'DEED		A*	3.00	* 29.24