BOOK A480 PAGE 341

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| E. B. Smith, Jr. (NAME) | same (NAME) | |
| 201 Woodland Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | MAP 58-16 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PAR 50 |

*FOR AND IN CONSIDERATION of the sum of* ----------$10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by E. B. Smith, Jr. and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Margaret L. Scott

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

E. B. Smith, Jr.

his ~~heirs and assigns~~ *heirs and assigns,*

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

A tract of land in the 13th District of Davidson County, Tennessee, being part of Tract No. 9 on the Map of Fairview Subdivision as of record in Plat Book 974, page 41 and plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, and described as follows:
BEGINNING at a point on the existing easterly right-of-way of Clarksville Highway said point being 392.50 feet north of the southwest corner of the property conveyed to William Lee Scott etux as of record in Book 3508, page 463, Register's Office for Davidson County, Tennessee; thence along the aforementioned right-of-way North 8° 30' east 172.33 feet to an iron pin set by others; thence South 26° 59' east 160.00 feet to an existing iron fence post; thence South 13° 07' West 42.75 feet to a point; thence north 79° 00' West 85.50 feet to the point of beginning.
Being the same property conveyed to Margaret L. Scott by deed from Claude McCool and wife as of record in Book 2802, page 239, and as surviving widow of William L. Scott, deceased., 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 $ 1,000.00

Subscribed and sworn to before me, this the 12th day of February, 1971

Affiant Margaret L. Scott

My commission expires 10/26/74 (Affix Seal)

Notary Public Barbara Ferguson

This is improved ( ) unimproved ( ) property, known as ..... (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*

E. B. Smith, Jr.

his ~~heirs and assigns~~

*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* E. B. Smith, Jr.

his ~~heirs and assigns~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 12th *day of* February, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret L. Scott X Margaret L. Scott

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Barbara Ferguson, *a Notary Public in and for said County and State,* Margaret L. Scott

*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* 12th *day of* February, *19* 71.

Barbara Ferguson — *Notary Public*

*Commission expires* 10/26/74

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* ....., *19*.....

..... *Notary Public*

*Commission expires*.....

FEB 17 7[illegible] CONV *1,000.00
FEB 17 7[illegible] S'TAX A* 2.60
FEB 17 7[illegible] PR'FEE A* .50
FEB 17 7[illegible] W'DEED A* 3.00 * 6.10

B 0 4 9 9 5

IDENTIF. REFERENCE

FEB 17 1 54 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM

MARGARET L. SCOTT

TO

E. B. SMITH, JR.

Compliments of

**Guaranty Title**

Office of

**Chicago Title Insurance Company**

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.