THIS INSTRUMENT PREPARED BY Mrs. Thelma W. Smith, 370 Wallace Rd., Nash., Tn.

BOOK 4481 PAGE 344

WARRANTY DEED FORM 20 (REV. 4-69)

For and in Consideration of the sum of TEN ($10.00) AND NO/100 ----------

----------Dollars,

and other good and valuable consideration, receipt of which is hereby acknowledged,

Map 83-5
Par 189
MP

Buyer: Melvin Hugo Smith et al
370 Wallace Road - apt E-8.
Nash. Tenn. 37211

Def Bills - Same

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 22 3 43 PM '71

IDENTIF. REFERENCE

B 05449

I, Fannie Smith, widow of Eugene L. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said

Fannie Smith, and son, Melvin Hugo Smith, their heirs and assigns. a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being lot No. 21 and the Easterly 20 feet of lot No. 20 on the Plan of Cobb's Subdivision of the R. K. Brown Property, as of record in Book No. 332, page 144, of the Register's Office for Davidson County, Tennessee.

Said lot No. 21 and the Easterly part of lot No. 20 together front 80 feet on the Northerly side of Seymour Avenue, and run back between parallel lines with the westerly margin of an unnamed street, 143 feet, 8 inches to an alley, and being the same property conveyed to us by deeds of I. H. Cobb, Trustee, recorded in Book No. 539, page 481, of the Register's Office for Davidson County, Tennessee, and Gladys L. Chamberlin, deed recorded in Book No. 564, page 331, of the Register's Office for Davidson County, Tennessee.

FEB22F	CONV	*5,000.00				
FEB22F	S'TAX		A*	13.00		
FEB22F	PR'FEE		A*	.50		
FEB22F	W'DEED		A*	4.50	*	18.00

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

heirs and assigns, forever. And do covenant with the said

that lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And do further covenant and bind

heirs and representatives, to warrant and forever defend the title to said land to the said

heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness hand , this 22nd day of Feb. , 1971

..... Fannie Smith

.....

.....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

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STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000 None =....., which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Fannie Smith
Affiant

Subscribed and sworn to before me, this the 22 day of Feb 19 72

H Lee Dick
Notary Public

My commission expires 7-24-72

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, H. Lee Dick, a Notary Public in and for said County and State, the within named Fannie Smith

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Dandridge Tennessee, this 22 day of Feb 19 72

My Commission Expires 7-24, 1972 H Lee Dick
Notary Public

STATE OF TENNESSEE, ... COUNTY.

Register's Office, ... 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

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