# WARRANTY DEED

BOOK 4485 PAGE 771

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Oliver N. Smith et ux. (NAME) | Kimbrough-Kavanaugh & Asso. (NAME) | |
| 808 Sylvania Drive (STREET ADDRESS OR ROUTE NUMBER) | 404 James Robertson Parkway (STREET ADDRESS) | Map 42-2 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Pcl. 8 pt |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- ----------($10.00) ---------- *Dollars,* cash in hand paid by Oliver N. Smith and wife, Erna C. Smith, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Oliver N. Smith and wife have assumed and agree to pay the unpaid balance of an original indebtedness of $21,700.00 secured by deed of trust of record in book 3977, page 801, Register's Office for Davidson County, Tennessee,

We, George C. Johnson and wife, Margaret M. Johnson,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Oliver N. Smith and wife, Erna C. Smith, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 45 on the Plan of Ozark Hills Subdivision, as of record in Book 3700, page 20, Register's Office for said County.
Said Lot No. 45 fronts 166 feet on the easterly side of Sylvania Drive, and runs back between lines 339.75 feet on the northerly line and 391.15 feet on the southerly line, to a dead line, on which it measures 93.8 feet.
Being the same property conveyed to George C. Johnson and wife, Margaret M. Johnson, by deed from Rainey H. Hooper and wife, of record in book 4051, page 450, said Register's Office.

This Instrument Was Prepared By
[illegible]
Of The [illegible]
Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 11th day of March 1971

Affiant Oliver N. Smith

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

Notary Public Mary Ensley

This is improved ( X ) unimproved ( ) property, known as 808 Sylvania Drive, Goodlettsville, 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* Oliver N. Smith and wife, Erna C. Smith, 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 by deed of trust as above set out.

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

*Witness* our *hand* s *this* 2nd *day of* March, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x George C. Johnson

x Margaret M. Johnson

STATE OF ~~TENNESSEE~~ IOWA
COUNTY OF ~~DAVIDSON~~ LEE

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*Personally appeared before me,* R. L. Rump *, a Notary Public in and for said County and State,* George C. Johnson and wife, Margaret M. Johnson,

*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* Fort Madison, Iowa ~~TENNESSEE~~
*this* 5th *day of* March, *19* 71.

*Commission expires* July 1, 1972 *Notary Public*

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* .....

CONV 36,000.00
S'TAX A* 93.60
PR'FEE A* .50
W'DEED A* 3.00 * 97.10

**WARRANTY DEED**

FROM
George C. Johnson et ux.
TO
Oliver N. Smith et ux.

R 0 7 4 8 9

IDENTIF. REFERENCE

MAR 12 2 34 PM '71

FELIX J. MILLSAPS 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

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