BOOK 1497 PAGE 682

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James G. Morrissey et ux. | Same | |
| (NAME) 4713 Chalmers Drive | (NAME) | Map 131-14 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | Par. 37 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Forty Three Thousand Five Hundred and no/100 ------ ----------($43,500.00) ---------- *Dollars,*

cash in hand paid by James G. Morrissey and wife, Carmen O. Morrissey, the receipt of which is hereby acknowledged,

We, A. J. Smith and wife, Helen Weems Smith,

*have this day bargained and sold, and do hereby transfer and convey unto the said* James G. Morrissey and wife, Carmen O. Morrissey, their

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

Being Lot No. 215 on the Plan of Section One, Tynewood Estates, as of record in book 2900, page 88, Register's Office for said County.
Said lot No. 215 fronts 211.8 feet on the west side of Chalmers Drive and runs back 229.7 feet on the south line and 227.9 feet on the north line, to a dead line in the rear on which it measures 202.4 feet.
Being the same property conveyed to Helen Weems Smith, by deed from Haury and Smith Contractors, Inc., a Tennessee corporation, of record in book 3248, page 519, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Subscribed and sworn to before me, this the 28th day of April 19 71

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 4713 Chalmers Drive, 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* James G. Morrissey and wife, Carmen O. Morrissey, 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 for taxes for 1971 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James G. Morrissey and wife, Carmen O. Morrissey, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 28th *day of* April, 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.*

A. J. Smith
Helen Weems Smith

This Instrument Was Prepared By
Dewey W. Peeples (mle)
Of The Law Firm Peeples & Saltsman
Stahlman Building: Nashville, Tennessee

BOOK 4497 PAGE 683

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ensley, *a Notary Public in and for said County and State,* A. J. Smith and wife, Helen Weems Smith,

*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* Nashville, Tennessee
*this* 28th *day of* April, *19* 71

Mary Ensley
Notary Public

*Commission expires* June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* .....

Guaranty Title 210757

**WARRANTY DEED**

FROM

A. J. Smith et ux.

TO

James G. Morrissey et ux.

B 12935

IDENTIF. REFERENCE

APR 29 2 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR 29 71 | CONV | 43,500.00 | | | |
| APR 29 71 | S'TAX | | A* | 113.10 | |
| APR 29 71 | PR'FEE | | A* | .50 | |
| APR 29 71 | W'DEED | | A* | 3.00 | * 116.60 |

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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