BOOK 4499 PAGE 34

WARRANTY DEED

This Instrument Was Prepared by
DENNEY, LACKEY, CHERNAU & CASTLEMAN
213 Third Avenue North
Nashville

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Tommy D. Smith	Fidelity Federal Savings &	Map 104-12
(NAME)	(NAME) Loan Assn.	
2000 - 19th Ave., South	401 Union Street	Parcel 196
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)- -

TEN & NO/100- *Dollars,*

Cash in hand paid by Tommy D. Smith, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by grantee to pay the balance of $12,800.00 owing to Fidelity Federal Savings & Loan Association on a note secured by deed of trust to Vaden Lackey, Jr., Trustee, of record in book 4498, page 960, Register's Office for Davidson County, Tennessee,

We, Charles W. Hawkins, III and wife, Lee Ann Allen Hawkins,

have this day bargained and sold, and do hereby transfer and convey unto the said TOMMY D. SMITH,

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

Land in Davidson County, Tennessee, being Lot No. 34 in George W. Blair's Subdivision of Belmont Heights, as of record in Book 161, page 175, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the easterly side of 19th Avenue South, and runs back between parallel lines, with the south margin of Portland Avenue, formerly Overall Street, 156 feet, more or less, to an alley.

Being the same property conveyed to Charles W. Hawkins, III, and wife, Lee Ann Allen Hawkins, by deed from Marion W. Klyce, of record in Book 3097, page 362, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 4th day of May, 1971

Affiant Tommy D. Smith

My commission expires July 24, 1972 (Affix Seal)

Notary Public Lola Richardson

This is unimproved ( ) improved (X) property, known as 2000 19th Avenue South, 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 TOMMY D. SMITH,

his *(successors), heirs and assigns forever. 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.*

further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tommy D. Smith, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 3rd *day of* May, 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.*

Charles W. Hawkins III

Lee Ann Allen Hawkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lela Richardson, *a Notary Public in and for said County and State,* Charles W. Hawkins, III and wife, Lee Ann Allen Hawkins, *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* 12 *day of* May, *19*71.

Lela Richardson *Notary Public*

Commission expires July 24, 1972

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 .....

MAY-71 ... CONV 16,000.00
MAY-71 S TAX A* 41.60
MAY-71 PR FEE A* .50
MAY-71 W DEED A* 3.00 * 45.10

WARRANTY DEED

FROM

CHARLES W. HAWKINS, III, et ux,
LEE ANN ALLEN TO HAWKINS

TOMMY D. SMITH

B 13529

IDENTIF. REFERENCE

MAY 4 3 46 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE