BOOK 4514 PAGE 993

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$10,500.00 James A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1971

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Smith Et ux (NAME)	Mortgage Associates, Inc. (NAME)	6DA-25120
2402 Cruzen Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	118-8
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	123

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mr. and Mrs. Elmer E. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mr. and Mrs. James A. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 257 in Grandview Heights Addition to the City of Nashville, a plan of which is recorded in Plat Book 161, pages 14 and 15.

Said Lot No. 257 fronts 50 feet on the easterly side of Cruzen Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elmer E. Moore et ux Nina R. Moore by deed from J. H. McPherson, Jr. et ux Sarah Waller McPherson, of record in Book 4235, page 541, Register's Office, Davidson County, Tennessee.

This is unimproved / improved property, known as 2404 Cruzen Street (House Number) (Street) Nashville, Tenn. 37211 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of June, 1971

Elmer E. Moore

Nina R. Moore

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Elmer E. Moore et ux Nina R. Moore

the 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 24th day of June 19 71

Commission expires 5-10-75

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Elmer E. Moore et ux

Nina R. Moore

TO
James A. Smith et ux

Marjorie D. Smith

B 20661-

IDENTIF. REFERENCE

JUN 28 10 10 AM '71

FELIX A. KLEIN REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedgon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

File Boots

JUN28'71	CONV	10,500.00			
JUN28'71	STAX		A*	27.30	
JUN28'71	PRTFEE		A*	.50	
JUN28'71	WDEED		A*	3.00	* 30.80