This Instrument was Prepared by
R. E. L. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-220654

REAVIS L. FOLK, JR. FORM

BOOK 4518 PAGE 82

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs Loyd H. Smith same as below	First & Mid-South Mortgage Co. Nashville City Bank Building Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 15D-08645	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1138 Kirkland Avenue	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MARY KEELE DUER (formerly MARY KEELE)

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LOYD H. SMITH and wife, GERTRUDE D. SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 80 feet of Lot No. 11 on the Map of Inglewood Place, as of record in Book 332, page 101.

Said part of Lot No. 11 fronts 80 feet on the southerly side of Kirkland Avenue and runs back 301.5 feet on the westerly line and 295.18 feet, more or less, on the easterly line, to a dead line measuring 80 feet thereon.

Being the same property conveyed to James E. Keele and wife, Mary Keele, by deed from Howard Edward Baker and wife, as of record in Book 3217, page 360, the said James E. Keele, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of July, 1971.

Mary Keele Duer

Mary Keele Duer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4518 PAGE 83

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Mary Keele Duer

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

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of July, 19 71

Reau E. Folk Jr
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 11,000.00

Floyd H. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1971

MY COMMISSION EXPIRES: July 23, 1974.

(AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

B 22043

WARRANTY DEED
REF:mas

FROM
MARY KEELE DUER

TO
LOYD H. SMITH AND WIFE

IDENTIF. REFERENCE

JUL 8 1 51 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ~~JUL-8- CONV~~ 11,000.00 a Notary Public in and for the State and County aforesaid, personally appeared ~~JUL-8- STAX~~ _____ and A* 28.60 _____, with whom I am personally acquainted, and who upon oath acknowledged ~~JUL-8- RECFEE~~ A* .50 _____ to be the _____ and ~~JUL-8- MTGFEE~~, respectively, of A* 4.00 * 33.10 _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public