Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$19,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 71.

Notary Public W. K. Georgas, Jr.

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
John Hershel Smith (NAME)	Mortgage Associates, Inc. (NAME)	
1416 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	23W-10245

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~~ I, Margaret A. Coats

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Hershel Smith et ux Ludie Herrod 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:

LAND in Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of the C. F. Ordway, Homeplace, as of record in Book 57, Page 88, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the southwest corner of Eastland Avenue and 15th Street, thence with the southerly margin of Eastland Avenue westerly 50 feet; thence southerly, parallel with 15th Street, 179 feet 6 inches to the northerly margin of an alley, thence with the northerly margin of said alley easterly 50 feet to the westerly margin of said street northerly 179 feet 6 inches to the beginning.

BEING the same property conveyed to Margaret A. Coats by deed from Nellie L. Elliott, Margaret B. Farrar, Alice E. Cromer, Marie E. Henry, Alice Jane Baldwin and Harry Elliott Baldwin, as of record in Book 4484, Page 629, Register's Office for said County.

This is ~~unimproved ( )~~ improved (X) property, known as 1416 Eastland Avenue, Nashville, Tennessee
(House Number) (Street) (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 my hand this 13th day of July, 19 71

Margaret A. Coats

Margaret A. Coats

BOOK 1520 PAGE 609

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 Margaret A. Coats

the bargainor, 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 13th day of July 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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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
MARGARET A. COATS,

TO
JOHN HERSHEL SMITH et ux
LUDIE HERROD SMITH

B 23 1 20

IDENTIF. REFERENCE

JUL 16 10 20 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

JUL 16 71	CONV	19,200.00			
JUL 16 71	S'TAX		A*	49.92	
JUL 16 71	PR'FEE		A*	.50	
JUL 16 71	W'DEED		A*	4.00	* 54.42