WARRANTY DEED

BOOK 1525 PAGE 639

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gilbert N. Smith (NAME)	same (NAME)	Map 92-10
413 31st Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 63
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Six Thousand Five Hundred and No/100------

----------($6,500.00)---------- *Dollars,*

CASH in hand paid by Gilbert N. Smith, the receipt of which is hereby acknowledged,

I, Bessie R. Vaden,

have this day bargained and sold, and do hereby transfer and convey unto the said Gilbert N. Smith, his

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

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Charlotte Heights, as of record in book 57, page 169, Register's Office for Davidson County, Tennessee.
Said Lot No. 16 fronts 50 feet on the west side of Royal Avenue, and runs back between parallel lines 145 feet to an alley.
Being the same property conveyed to Mrs. Bessie R. Vaden, by deed from M. A. McCord and wife, May McCord, of record in book 1006, page 12, Register's Office for said County.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pecigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $6500.00

Subscribed and sworn to before me, this the 2nd day of August 19 71

Affiant Gilbert N Smith

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

Notary Public Mary Ensley

unimproved ( )
This is improved (X) property, known as 413 31st Avenue North, 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 Gilbert N. Smith, his

(successors), heirs and assigns forever. I *covenant that* I am *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 taxes for 1971 which are prorated and assumed by the grantee.

I *further covenant and bind* myselves, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gilbert N. Smith, his

(successors), heirs and asrigns, against the lawful claims of all persons.

Witness our *hand* s *this* 2nd *day of* August, 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.*

Mrs Bessie R Vaden

F M Vaden

BOOK 4525 PAGE 640

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emsey, *a Notary Public in and for said County and State,* Bessie R. Vaden,

the within named 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* 2nd *day of* August, *19*71.

Mary Emsey *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 .....

AUG-3?? CONV *6,500.00
AUG-3?? S'TAX A* 16.90
AUG-3?? PR'FEE A* .50
AUG-3?? W'DEED A* 4.00 * 21.40

Bran. Title 3/11/55

WARRANTY DEED

FROM

Bessie R. Vaden

TO

Gilbert N. Smith

B 25349

IDENTIF. REFERENCE

AUG 3 10 12 AM '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 256-2656
NASHVILLE, TENNESSEE