WARRANTY DEED

BOOK 1557 PAGE 648

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Ennis Smithsen et ux	Guaranty Mortgage Company	B4-1045
(NAME) 515 Rosedale	(NAME) 311 7th Avenue, North	Map 118-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 113
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Forty Four Hundred and 86/100 ----------($15,044.86)---------- Dollars,

of which $8,300.00, has been paid in cash by Joe Ennis Smithson and wife, Jane Ethridge Smithson, the receipt of which is hereby acknowledged, and for the remainder the said Joe Ennis Smithson and wife, Jane Ethridge Smithson, have assumed and agree to pay the unpaid balance of $6,744.86, of an indebtedness in the original amount of $10,850.00, secured by deed of trust of record in book 2430,page 627, Register's Office for Davidson County, Tennessee,

We, Charles Phillip Horsley and wife, Dorothy S. Horsley,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe Ennis Smithson and wife, Jane Ethridge Smithson,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No.56 of Hurdwood Heights, Section 1, as of record in book 2330, page 24, Register's Office for Davidson County, Tennessee.
Beginning at a point in the southerly margin of Rosedale Avenue, the same being a common corner of lots 56 and 57'thence southwardly with the dividing line between lots 56 and 57, 120.4 feet to a point; thence south 86° 25' west, 113.6 feet, to a monument in the easterly margin of Rosehaven Drive; thence northwardly with the easterly margin of Rosehaven Drive 54.81 feet to a monument; thence continuing northwardly with the easterly margin of Rosehaven Drive 17.9 feet to a monument; thence to the right around an arc 39.27 feet to a monument in the southerly margin of Rosedale Avenue;thence eastwardly with the southerly margin of Rosedale Avenue 43.4 feet to a monument; thence continuing eastwardly with the southerly margin of Rosedale Avenue, 33.61 feet to the point of beginning.
Being the same property conveyed to Charles Phillip Horsley and wife, Dorothy S. Horsley, by deed from John U. Wilson and wife, Louise Wilson, of record in book 2445, page 229, Register's Office for said County.
Subject to utilities easement, ancor easement, setback line from Rosedale Avenue, etc. of record in book 2330, page 24 and also restrictions of record in book 2395, page 449, Register's Office For Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,044.86

Subscribed and sworn to before me, this the 24th day of November 19 71

Affiant Ed Turentine

My commission expires: 2/1/72 (Affix Seal)

Notary Public Ethelyne Turentine

This is improved (X) unimproved ( ) property, known as 515 Rosedale (House Number) (Street) Nashville, Tennessee 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 Joe Ennis Smithson and wife, Jane Ethridge Smithson, Their (successors), heirs and assigns forever. We 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Joe Ennis Smithson and wife, Jane Ethridge Smithson their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 24th day of November 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 Phillip Horsley

Dorothy S. Horsley

This Instrument Was Prepared By

Newey W. Pedigo

Of The Law Firm Pedigo & Saindon

Nashville, Tennessee

BOOK 4557 PAGE 649

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Putnam

Personally appeared before me, Joe B. Bruce, a Notary Public in and for said County and State, Charles Phillip Horsley et ux Dorothy S. Horsley

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 9th day of November, 19 71.

Joe Bruce
Notary Public

Commission expires March 19, 1974

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.....

DEC-17	CONV	15,044.86			
DEC-17	STAX		A*	39.00	
DEC-17	PRFEE		A*	.50	
DEC-17	RDEED		A*	4.00	* 43.50

Consideration 15,044.86
Rec. - 43.62

Turrentine Realty Co.
Title # 213723

WARRANTY DEED
FROM
Charles Phillip Horsley
TO
Joe Ennis Smithson et ux

B 39769

IDENTIF. REFERENCE

Dec 1 2 31 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 256-2656
NASHVILLE, TENNESSEE