Prepared by: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn. 37115

WARRANTY DEED

BOOK 1558 PAGE 846

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
June C. Lafferty and Montry C. Duke	Myrtle Sue Smith	
(NAME)	(NAME)	Map 60-16
115 Lorraine Ave	115 Lorraine Ave	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 69
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------

---

Dollars,

Cash in hand paid and the love and affection that I have for my two daughters, and other good and valuable considerations, the receipt of which is hereby acknowledged.

First reserving unto myself, a life estate, in and to the following described property, therefore, I, Myrtle Sue Cummings Smith, a widow, the grantor

have this day bargained and sold, and do hereby transfer and convey unto the said Montry Cummings Duke and June Cummings Lafferty, the grantees and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot no. 11 on the Map of Capitol View Subdivision, of record in Book 974, page 52 and 53, of the Register's Office for said County. Said lot no. 11 fronts 87.5 feet on the northerly side of Lorraine Avenue and runs back between lines, 269.5 feet on the westerly line and 248.5 feet on the easterly line, along the westerly margin of Alhambra Circle, to the South line of Lot no. 70, on which it measures 81.8 feet. BEING the same property vested in Myrtle S. Smith, or Myrtle Sue Cummings Smith, by deed from Jno. S. Bransford and wife, et al, or record in Book 1149, page 223, of the Register's Office for said County, and by decree of the Circuit Court in Min. Book 65, page 540, a certified copy of which is of record in Book 1577, page 516, of said Register's Office. Myrtle S. , or Myrtle Sue Cummings Smith, being one the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 9,000 xx

Subscribed and sworn to before me, this the 3rd day of December, 71

My commission expires: 5/7/74 (Affix Seal)

X Myrtle Sue Cummings Smith
Affiant

James H. Hill
Notary Public

This is { unimproved / improved } property, known as ..... (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 grantees and their *(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.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 3rd day of Dec, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Myrtle Sue Cummings Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Myrtle Sue Summings Smith, widow,

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 Madison, *Tennessee, this* 3rd *day of* Dec, *19* 71

Commission expires 5/7/74 James F. Hill *Notary Public*

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-7?	CONV	*9,000.00			
DEC-7?	S TAX		A*	23.40	
DEC-7?	PR FEE		A*	.50	
DEC-7?	W DEED		A*	4.00	* 27.90

WARRANTY DEED

FROM

Myrtle Sue Cummings Smith, a widow

TO

Montry Cummings Duke and June Cummings Lafferty

B 40328

IDENTIF. REFERENCE

DEC 7 8 35 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS