BOOK 4565 PAGE 611

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jerry Lee Holt (NAME)	United Mortgage Serv. Corp. (NAME)	69-16
2006 Ashton Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 22
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	13D-9610

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00)---------- *Dollars,* cash and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption and agreement by Grantees to pay the unpaid principal balance of a note dated September 19, 1967, in the original amount of $9,500.00, payable $56.96 monthly, including principal and interest at the rate of 6% per annum; said note is secured by deed of trust of record in Book 4172, page 147, Register's Office for Davidson County, Tennessee, to secure United Mortgagee Servicing Corporation;

we, ROSCOE SMITH and wife, PEGGY ANN SMITH,

have this day bargained and sold, and do hereby transfer and convey unto the said JERRY LEE HOLT and wife, MATTIE LOU HOLT, their

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

Situated in the 13th Civil District and described according to a survey made by George N. Watkins, Surveyor, on June 2, 1951, as follows: BEGINNING at an iron pin in the easterly margin of Ashton Avenue, 160 feet northerly from the northeast corner of Hydes Ferry Road and Ashton Avenue; thence south 66° 15' east 173.3 feet to a point; thence north 26° 30' east 76 feet to an iron pin; thence north 63° 30' west 170 feet to an iron pin in the easterly margin of Ashton Avenue; thence with the margin of Ashton Avenue, south 28° 30' west 85 feet to the point of beginning. Being the same property conveyed to Roscoe Smith, et ux, by deed from Ray Autin Moseley, et ux, of record in Book 4172, page 145, said Register's Office.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,476.24

Subscribed and sworn to before me, this the 1st day of January, 19 72

Affiant

My commission expires: 11-13-73 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 2006 Ashton Avenue, 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 Jerry Lee Holt and wife, Mattie Lou Holt, 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,* except as hereinabove set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jerry Lee Holt and wife, Mattie Lou Holt, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* January, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roscoe Smith

Peggy Ann Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State,* Roscoe Smith and wife, Peggy Ann Smith,

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* 1st *day of* January, *19* 72

Eunice Miller *Notary Public*

Commission expires November 13, 1973

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 .....

JAN-3 72	CONV	10,476.24				
JAN-3 72 STAX			A*	27.30		
JAN-3 72 PRFEE			A*	.50		
JAN-3 72	WDEED		A*	4.00	*	31.80

WARRANTY DEED

FROM

ROSCOE SMITH, ET UX,

TO

JERRY LEE HOLT, ET UX,

B 43257

IDENTIF. REFERENCE

JAN 3 12 39 PH '72

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 250-2050
NASHVILLE, TENNESSEE