Book 4574 Page 729

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ernest Smith, et ux	Guaranty Mortgage Company	
(NAME)	(NAME)	
1210 Cedar Lane	311 7th Avenue North	71-0118-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par. 99, 100
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Nine Hundred Fifty and No/100 ----------($16,950.00)---------- *Dollars,*

cash in hand paid by Ernest Smith and wife, Elizabeth Smith, the receipt of which is hereby acknowledged,

I, Joseph Thomas Bayer, a widower

have this day bargained and sold, and do hereby transfer and convey unto the said Ernest Smith and wife, Elizabeth Smith, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 115 on the Map of Victoria Place, as of record in book 332, page 10, Register's Office for said County.
Said lot No. 115 fronts 70 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 185.3 feet on the west line, and 189.8 feet on the east line to an alley, and shows 69.9 feet on said alley.
Being the same property conveyed to Joseph Thomas Bayer and wife, Lucille B. Bayer, by deed from Wendel McFadden and wife, of record in book 814, page 371, said Register's Office, the said Lucille B. Bayer has since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,950.00

Subscribed and sworn to before me, this the 7th day of February 19 72

Affiant Ernest Smith

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

Notary Public Mary Ensey

This is unimproved ( ) improved (X) property, known as 1210 Cedar Lane, 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 Ernest Smith and wife, Elizabeth Smith, 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, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ernest Smith and wife, Elizabeth Smith, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* February, 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.*

Joseph Thomas Bayer

This Instrument Was Prepared By
Slessman Building: Nashville, Tennessee
Law Firm Pewitt & Sandon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Joseph Thomas Bayer

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 7th day of February, 19 72.

Mary Emery Notary Public

Commission expires June 6, 1972

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.....

Chicago Title 21427 71

WARRANTY DEED

FROM

Joseph Thomas Bayer

TO

Ernest Smith, et ux

FEB-7 72	CONV	16,950.00				
FEB-7 72	S'TAX		A*	43.94		
FEB-7 72	PR'FEE		A*	.50		
FEB-7 72	W'DEED		A*	4.00	*	48.44

B 4 7 6 4 1.

IDENTIF. REFERENCE

FEB 7 1 37 PM '72

FELIX [illegible] 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