This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

ATC-175213

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah J. Smith	Noel-Palmer Mortgage Company, Inc.	13 D-48194
(NAME)	(NAME)	
4058 Meadow Hill Drive	Suite 402, Stahlman Building	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Nashville, Tennessee 37201 BOOK 4651 PAGE 834	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 3, 1969, and filed for record July 9, 1969, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4348, page 375, and note of even date thereby secured, in the original principal amount of $16,200.00 payable to Noel-Palmer Mortgage Company, Inc., Nashville, Tennessee, and assigned to Federal National Mortgage Association by assignment dated July 9, 1969, not of record, which debt the grantee herein assume and agree to pay as part payment of the purchase price.

The grantee further hereby assume the obligations of James Lee Dickerson, et ux, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WE, JAMES LEE DICKERSON and wife, MARY M. DICKERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said SARAH J. SMITH, a single person,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 81 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 81 fronts 90 feet on the easterly side of Meadow Hill Drive and runs back between lines, 114 feet on the northerly line and 118.6 feet on the southerly line to a line at the rear on which it measures 90.12 feet.

Being part of the same property conveyed to James Lee Dickerson and wife, Mary M. Dickerson, by deed from W.L. Bainbridge Company, W.L. Bainbridge, Warrantor, as of record in Book 4348 page 373, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,480.00

Subscribed and sworn to before me, this the 27th day of October 19 72

Affiant

My commission expires: [illegible] Nov. 8, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4058 Meadow Hill Drive, Nashville, Tennessee 37218
(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 SARAH J. SMITH, A single person

her *(successors),*

heirs and assigns forever. 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 aforesaid

further covenant and bind ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* SARAH J. SMITH, a single person

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

Witness our *hand S this* 28th *day of* October, 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.*

Mary M. Dickerson — James Lee Dickerson

Mary M. Dickerson — James Lee Dickerson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* James Lee Dickerson and wife, Mary M. Dickerson *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* 18th *day of* October *, 19* 72

Ira N. Kent *Notary Public*

Commission expires My Commission Expires Nov. 8, 1975

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 .....

NOV-72 CONV 18,480.00
NOV-72 S'TAX A* 48.10
NOV-72 PR'FEE A* .50
NOV-72 M'DEED A* 4.00 * 52.60

WARRANTY DEED

FROM

JAMES LEE DICKERSON, ET UX.

TO

SARAH J. SMITH,

a single person

B 8 2 5 0 4

IDENTIF. REFERENCE

Nov 2 8 45 AM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2636
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2538 Franklin Road, Nashville, Tennessee 37204