THIS INSTRUMENT PREPARED BY: Harry S. Avery
509 Lynnbrook Road
Nashville, Tenn. 37215

Buyer + Tax Bills
Roderick G. Snow etux
509 Lynnbreak Rd.
Nash. Tenn

BOOK 4709 PAGE 520

Map 117-1
Par. 65
M.O.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand, paid by RODERICK G. SNOW, and wife SUSIE V. SNOW, and for other good and valuable consideration hereinafter described, we GLADYS M. BANKWITZ, AUDREY W. AVERY (nee SCHMIDT) and her husband HARRY S. AVERY, referred to hereinafter as GRANTORS, have bargained and sold and by these presents do transfer and convey unto the said RODERICK G. SNOW and his wife SUSIE V. SNOW, hereinafter referred to as GRANTEES, as joint tenants with right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being northeasterly part of Block "C", on the plan of W. M. Cantrell Subdivision, of record in Book 332, Page 85, Register's Office for said County.

Said part of said Block "C" fronts 228-3/4 feet on the Southeasterly side of Woodlawn Avenue and runs back between parallel lines along the westerly side of Lynnbrook Road, formerly Stokes Avenue, 357 feet to a dead line.

Being the same property conveyed to GLADYS M. BANKWITZ, and her daughter AUDREY W. SCHMIDT, now AUDREY W. AVERY, wife of HARRY S. AVERY, by Deed from JAMES A. SKINNER and wife MABLE ANN HERBERT SKINNER, September 5, 1958, and of record in the Register's Office of Davidson County in Deed Book 2803, at Page 381.

It is expressly desired by the GRANTORS that it is their intention for this conveyance to create a joint tenancy with the right of survivorship in the GRANTEES, and it is expressly stated that it is likewise the intention of the GRANTORS not to create a tenancy in common in the GRANTEES, but the intention is to create a joint tenancy with the right of survivorship in the GRANTEES.

The further consideration for this conveyance is the payment of Five Thousand ($5,000.00) Dollars in cash, receipt of which is hereby acknowledged by GRANTORS, together with the assumption of the payment of the balance of a note, the unpaid principal of which is Thirty-Three Thousand ($33,000.00) Dollars together with interest at the

rate of seven and one-half percent (7½%) per annum, payable semi-annually with each installment, secured by a Deed of Trust executed by the GRANTORS to GRAHAM B. BOYCE, Trustee of Morristown, Tennessee, the same being originally executed to secure the payment of a note of Thirty-five Thousand ($35,000.00) Dollars to WALTERS AND PRATER, INC., being of record in Book 4607, at Page 112 of the Register's Office, Davidson County, Nashville, Tennessee, together with the further execution of a note in the principal amount of Forty-two Thousand ($42,000.00) Dollars by the GRANTEES, payable to the GRANTOR, AUDREY W. AVERY, of even date herewith due and payable in ten (10) years from date bearing seven and three-fourths percent (7 3/4%) interest in monthly payments of Two Hundred Seventy-one and 25/100 ($271.25) Dollars, and secured by a Deed of Trust to ALAN N. WICKE, Trustee, which Deed of Trust is second only to the above mentioned First Deed of Trust executed to GRAHAM B. BOYCE, Trustee.

TO HAVE and to hold the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, as joint tenants with the right of survivorship, their heirs and assigns, forever.

AND we do covenant with the said GRANTEES that we are lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and the same is unencumbered except for the indebtedness hereinabove mentioned.

THE payment of the taxes for the year 1973 are to be prorated and assumed by the GRANTEES herein.

AND WE, the said GRANTORS, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns against the

lawful claim of all persons, whomsoever.

WITNESS our hands this 18th day of May, 1973.

C07592

IDENTIF. REFERENCE

MAY 22 11 20 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Gladys M. Bankwitz
GLADYS M. BANKWITZ

Audrey W. Avery
AUDREY W. AVERY

Harry S. Avery
HARRY S. AVERY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 18th day of May, 1973, before me personally appeared, GLADYS M. BANKWITZ, a widow, AUDREY W. SCHMIDT AVERY, and husband HARRY S. AVERY, to be known to be the persons described herein and who executed the foregoing instrument, and acknowledge that they executed the same as their free act and deed.

WITNESS my hand and official seal at office in Nashville, Tennessee, this the day and year above written.

Robert E. Bugg Jr.
Notary Public

My commission expires:
My Commission Expires MAY 2, 1977

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $80,000. Affiant R.S. Bugg
Subscribed and sworn to before me this 22nd day of May 1973
Deputy Register [illegible]

MAY22	CONV	80,000.00			
MAY22	STAX		A*	208.00	
MAY22	PRFEE		A*	.50	
MAY22	WDEED		A*	6.00	* 214.50