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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ancel E. Smith, et ux	Ancel E. Smith	
(NAME:)	(NAME:)	
212 Leake Avenue	212 Leake Avenue	116-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205	Nashville, Tenn. 37205	56
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) ----------

---------- *DOLLARS*

cash in hand paid by the Grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption by Grantees and their agreement to pay the unpaid balance of the indebtedness of Grantors to First Federal Savings and Loan Association, which indebtedness is secured by a deed of trust of record in Book 3539, page 489, Register's Office for Davidson County, Tennessee, I, Maidye Boese

have bargained and sold, and by these presents do transfer and convey unto the said Ancel E. Smith and wife, Frances Smith, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 13 and 14 on the Map of Belle Meade Subdivision, of record in Book 1130, page 3, Register's Office for said County.

SAID lots adjoin and front together 147.5 feet on the North side of Leake Avenue and run back between lines 164 feet on the West line of Lot No. 13, 164.3 feet on the East line of Lot No. 14, along the West margin of Bellevue Drive East to a dead line in the rear on which they measure 136.7 feet.

BEING the same property conveyed to Hans R. Boese and wife, Maidye Boese, by deed from Raymond E. Robinson and wife, Margaret H. Robinson, as of record in Book 2398, page 363, Register's Office for said County, the said Hans R. Boese having since died.

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 18th day of September 19 73

My commission expires: 11/7/73 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 212 Leake Avenue (House Number) Nashville, Tennessee (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ancel E. Smith and wife, Frances Smith, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for said Deed of Trust, 1973 real property taxes which have been pro rated and assumed by Grantees and any easements, setback lines and conditions of the owner's certificate as reflected on the Plat of record in Plat Book 1130, page 3, R.O.D.C.T.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 18th *day of* September, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maidye Boese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, William N Ozier, *a Notary Public in and for said County and State, the within named* Maidye Boese

the 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 Nashville, *Tennessee, this* 18th *day of* September, *19* 73.

William N Ozier *Notary Public.*

Commission Expires 11/7/73.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

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Compliments of

Chicago Title Insurance Company

S. W. Corner Third & Union

Phone 256-2656

NASHVILLE, TENNESSEE 37201

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IDENTIF. REFERENCE

SEP 18 11 14 AM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

CONV	28,500.00	A*	74.10
SEP 18 STAX		A*	.50
SEP 18 PRTFEE		A*	8.00
W/DEED		*	82.60

WARRANTY DEED

FROM

MAIDYE BOESE

TO

ANCEL E. SMITH AND WIFE,

FRANCES SMITH