BOOK 4751 PAGE 63

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH E. SMITH ET UX (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	MAP 117-2
3010-23rd Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Parcel 172
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100---------- ----------($10.00)---------- *Dollars,* and other good and valuable consideration, including the assumption of the balance of a note secured by a Deed of Trust, of record in Book 4684, page 396, Register's Office for Davidson County, Tennessee, in the original amount of $26,100.00, at 8-1/4% per annum,

we, James Fred Francis and wife, Linia Gail Francis,

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph E. Smith and wife, Claudette Smith, their ~~XXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the southerly 65 feet of Lot No. 14 on the Plan of W. V. Davidson's Hillsboro Highlands, Block 3, as of record in Book 843, page 23, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 14 fronts 65 feet on the easterly margin of 23rd Avenue South and runs back between parallel lines 165 feet to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to James Fred Francis and wife, Linia Gail Francis, by deed from Harold D. Allen and wife, Lorene L. Allen, as of record in Book 4648, page 394, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 28 day of September 19 73

My commission expires My Commission Expires May 12, 1974 (Affix Seal)

Affiant: Joseph E. Smith

Notary Public: Mildred A. Papenguth

This is unimproved ( ) improved (X) property, known as 3010-23rd Avenue, South, Nashville, Tennessee, 37215 (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 Joseph E. Smith and wife, Claudette Smith, their ~~XXXX~~ *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 of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph E. Smith and wife, Claudette Smith, their ~~XXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *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.*

X James Fred Francis

X Mrs. James Fred Francis

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

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~~STATE OF TENNESSEE~~ }
~~COUNTY OF DAVIDSON~~ }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Fred Francis and Linia Gail Francis,

~~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~~, Hurst, Texas ~~Tennessee~~.
this 25 day of September, 19 73.

Patsy R Jester Notary Public

~~My commission expires~~ June 1974

Patsy R Jester

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 _____.

OCT-1? CONV 29,500.00
OCT-1? STAX A* 76.70
OCT-1? PREEE A* .50
OCT-1? MTDEED A* 4.00 * 81.20

WARRANTY DEED

FROM
JAMES FRED FRANCIS ET UX

TO
JOSEPH E. SMITH ET UX

C 25892

IDENTIF. REFERENCE

OCT 1 9 54 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE