BOOK 4791 PAGE 879 117.5 86

JAMES [illegible] Attorney-at-Law Lafayette, Tenn.

WARRANTY DEED—SHORT FORM. (Box 956-2) MARSHALL & BRUCE-NASHVILLE

For and in Consideration of the sum of

Ten dollars, cash in hand paid by grantees to grantors, the receipt of which is hereby ~~Dollars~~, acknowledged in full, we, Martha Lambert Smith and husband John R. Smith, the grantors

Buyer: Mrs Anna Kate Rich + Dorothy Rich
3438 Hampton Ave
Nash. Tenn 37215
Tax Bills Same

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Annie Kate Rich and Dorothy Rich, as joint tenants with the right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

described as follows: Being Lot No. 2 on the unrecorded plan showing subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey made by W. B. Southgate, Surveyor, June 23, 1941, as follows:

Beginning on the Northerly margin of Hampton Avenue on the Easterly line of the property conveyed to W. H. Kizer and wife by deed from Ira E. Parker and wife, of record in Book 1160, Page 697, Register's Office for said County; thence with said line Northwardly 262 feet; then North 85° East 93 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, South 5 1/2° East 270 feet to the Northerly margin of Hampton Avenue; thence with said Avenue westwardly 100 feet to the point of beginning.
And being the same property conveyed to Martha Lambert Smith by deed from Dorothy Rich dated November 9, 1973, and recorded in deed book 4776, page 218 Register's Office of Davidson County, Tennessee.

John R. Smith, the husband of Martha Lambert Smith, joins in this conveyance for the purpose of divesting himself of all right and interest in and to said property.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $37,108. Affiant Dorothy Rich
Subscribed and sworn to before me this 27th day of February 1974
Deputy Register W. Williams

FEB27	CONV	37,108.00			
FEB27	S'TAX		A*	96.46	
FEB27	PR'FEE		A*	.50	
FEB27	W'DEED		A*	4.00	* 100.96

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Mrs. Annie Kate Rich and Dorothy Rich as joint tenants with the right of survivorship, their heirs and assigns, forever. And we do covenant with the said Mrs. Annie Kate Rich and Dorothy Rich that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Mrs. Annie Kate Rich and Dorothy Rich heirs and assigns, against the lawful claims of all persons whomsoever. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness our hands, this 31st day of December, 1973.

Witness:

Martha Lambert Smith
John R. Smith

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

BOOK 1791 PAGE 880

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

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

Witness my hand, at office, this day of , 19

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY

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

Martha Lambert Smith and John R. Smith

the bargainor, 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 31st day of December, 1973

My Commission Expires Jan 14, 1976

Guy Gelli
Notary Public.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Warranty Deed

FROM
Martha Lambert Smith, et vir

To.
Mrs. Annie Kate Rich and
Dorothy Rich

STATE OF TENNESSEE, COUNTY.

Register's Office

Received for record the 27 day of FEB, A.D. 1974, at 11:44 o'clock AM, noted in Note Book → and recorded in Book 5 of Deeds, Vol. , Page , page.

IDENTIFICATION REFERENCE

FELIX DELK REGISTER
DAVIDSON COUNTY, TENN.

Fee Paid, $

Witness my hand, , Register.

State Tax . . . . . $

Clerk's Fee . . . . . $

Total . . . . . $

Paid this day of , 19

County Court Clerk.

(Box 956-2) MARSHALL & BRUCE-NASHVILLE

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No., page; that they were received , 19, at o'clock M., and entered in Note Book, Page

Register.