BOOK 4853 PAGE 103

Prepared by: King & Ballow, p.c.
24th Floor,
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. Winifred M. Smith	Guaranty Mortgage Co.	
(NAME)	(NAME)	
778 Myhr Drive	First American Center	9D 28762
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 37237	
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance owing on a note in the original amount of $28,000.00 to Guaranty Mortgage Company of Nashville, secured by a Deed of Trust to Herschel Greer, Trustee, of record in Book 4295, Page 692, Register's Office for Davidson County, Tennessee.

We, Frank Wilson Bainbridge and wife, Joan H. Bainbridge

have this day bargained and sold, and do hereby transfer and convey unto the said

Winifred M. Smith, a widow, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 327 on the Plan of Section III, Harpeth Valley Park, as of record in Book 4175, Page 15, Register's Office as amended by instrument of record in Book 4256, Page 127, said Register's Office.

SAID Lot No. 327 fronts 75 feet on the Westerly side of Myhr Drive and runs back 174.4 feet on the Southerly line and 190 feet on the Northerly line, to a dead line in the rear on which it measures 109 feet.

BEING the same property conveyed to Frank Wilson Bainbridge and wife, Joan H. Bainbridge, by deed from Proctor Homes, Inc., a Tennessee corporation, of record in Book 4295, Page 690, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $27,500.00

Subscribed and sworn to before me, this the 17 day of 19 74

Affiant

My commission expires: 1/24/77 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 778 Myhr Drive, Nashville, Tennessee
(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

Winifred M. Smith, her

(successors),

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 hereinabove mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

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

Witness our hand s this 17 *day of* ..... , 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank Wilson Bainbridge

Joan H. Bainbridge

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Frank W. Bainbridge and wife, Joan H. Bainbridge,

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 [illegible] Tennessee this 17 day of September, 1974.

[illegible], Notary Public

Commission expires 11-26-75

FRANK G. KING, JR. NOTARY PUBLIC STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM

FRANK WILSON BAINBRIDGE,

TO

ET UX,

WINIFRED M. SMITH

C 7 1 6 0 7

IDENTIF. REFERENCE

SEP 18 3 04 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

SEP 18 74	CONV	47,500.00			
SEP 18 74	S'TAX		A*	123.50	
SEP 18 74	PR'FEE		A*	.50	
SEP 18 74	W'DEED		A*	4.00	* 128.00