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W A R R A N T Y D E E D

PARCEL NO. 92-1-99

This deed was prepared by:
Mose J. Davie, Attorney
1026-4th Ave., North
Nashville, Tennessee 37219

For and in consideration of the sum of Nine-thousand-five-hundred ($9,500.00) dollars, cash in hand paid to us, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, Marguerite E. Elliott, the one and same as Marguerite Marks, and Leo Elliott, the present husband of Marguerite Marks Elliott, join in the execution of this deed as the husband of the said grantor, have bargained and sold and by these presents do transfer and convey unto Harold Jude Smith, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the north part of Lot No. 12 on the Map of Long & Ashworth's Subdivision of Block 24, Midway, of record in Book 57, page 116, Register's Office for said County, and described according to a copy of a survey thereof made by McKissack Bros. as follows:

BEGINNING in the northwesterly margin of 31st Avenue, North at the northeast corner of Lot No. 12 in the South right-of-way of the Dummy Railroad; thence with the line of said Railroad, around a slight curve, in a southwesterly direction, 150 feet more or less to an alley; thence with the margin of said alley, southerly 11 feet to a point; thence northeasterly almost parallel to the Railroad right-of-way, 53 feet to a point; thence easterly, intersecting 31st Avenue North at right angle, 102 feet 6 inches to the west margin of 31st Avenue North; thence with the margin of the same, northerly 65 feet to the beginning.

Being property conveyed to Marguerite Marks, by deed from Freeman Marks, as of record in Book 2804, page 513, said Register's Office.

The said land is improved and known as 1043-31st Ave., North, Nashville, Tennessee 37209.

Send all tax statements to Harold Jude Smith at the aforesaid address.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Harold Jude Smith, his heirs and assigns forever.

And, we do covenant with the said Harold Jude Smith, 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.

And we, Marguerite E. Elliott, the one and same as Marguerite Marks, and husband, Leo Elliott, do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the said title to the said land to Harold Jude Smith, his heirs and assigns against the claims of all persons whomsoever.

WITNESS OUR HANDS on this the 26 day of September, 1974.

C74829

IDENTIF. REFERENCE
OCT 15 2 31 PM '74
FELIX A. [illegible] REGISTER
CAMBRIDGE COUNTY, TENN.

Marguerite E. Marks Elliott
MARGUERITE E. MARKS ELLIOTT

Leo A. Elliott
LEO ELLIOTT

STATE OF OHIO)
COUNTY OF HAMILTON)

OCT 15 '74 CONV $9,500.00
OCT 15 REC'S TAX A* 24.70
OCT 15 REC'D FEE A* .50
MICRO

Personally appeared before me, Leo A. Marguerite Elliott a Notary Public in and for said County and State, the within named Marguerite Marks, the one and same as Marguerite Marks Elliott, and husband, Leo Elliott, the bargainors 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 Cincinnati, Ohio on this the 26 day of September, 1974.

NOTARY PUBLIC

LILA M. MIZELL
Notary Public, Hamilton County, Ohio
My Commission Expires May 29, 1977

My commission expires:

I hereby swear or affirm that the actual consideration or true value for this transfer whichever is greater, is ($9,500.00).

AFFIANT

Sworn to and subscribed to before me this the 15th day of October, 1974.

DEPUTY REGISTER