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FORM NO. WD-1

T

IDENTIF. REFERENCE

JAN 14 1 59 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1974.

Notary Public

MY COMMISSION EXPIRES: August 30, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert H. Polk, Attorney at Law, 711 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Smith, et us (NAME)	Same (NAME)	81-12-391
1408 10th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 2W 13075
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Osceola Evans, Widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Smith and wife, Ruby B. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the northerly 42 feet of Lot No. 146 on the Plan of McGavock's Addition, as of record in Book 21, page 23, Register's Office for said County.

Said part of said lot fronts 42 feet on the easterly side of 10th Avenue North, formerly Polk Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ben Evans and wife, Osceola Evans, by deed from Lorena Farrell, of record in Book 2046, page 108, Register's Office for Davidson County, Tennessee. The said Ben Evans having since died.

JAN 14 75	CONV	*6,750.00			
JAN 14 75	S'TAX		A*	17.42	
JAN 14 75	PR'FEE		A*	.50	
JAN 14 75	W'DEED		A*	4.00	* 21.92

This is improved (X) unimproved ( ) property, known as 1408 10th Avenue, North, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of October, 19 74

X Osceola Evans

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Unidentified, a Notary Public in and for said County and State, the within named Osceola Evans, Widow

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 Davidson County, Tennessee, this 21st day of October 19 74

Commission expires August 30, 1977.

Yolande L Demonbreun
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Osceola Evans

TO

Thomas H. Smith, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.