ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ann F. Rhodes	THOMAS & HILL, INC.	
(NAME)	(NAME)	
2304 - 10th Avenue, South	P. O. Box 1833	105-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	377 pt
Nashville, Tennessee 37204	Charleston, West Virginia 25327	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, C. E. SMITHSON

have bargained and sold, and by these presents do transfer and convey unto the said
ANN F. RHODES

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a lot of land in the 22nd Ward of the City of Nashville being part of a lot marked "Jacob Schmidt" nine acres on the Plan of the W. L. B. Lawrence Land, as of record in Book 21, page 148, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 10th Avenue South, formerly Pomeroy Avenue, at a point 100 feet southerly from the southerly margin of Waldkirch Avenue as shown on the plan of the Waldkirch property of record in Book 421, page 90, said Register's Office; thence with the easterly margin of 10th Avenue South, southwardly 50 feet; thence eastwardly parallel with Waldkirch Avenue 137 feet; thence northwardly parallel with 10th Avenue South 50 feet; thence westwardly 137 feet to the beginning.

Being the same property conveyed to C. E. Smithson, by deed from Carrie B. Tate and husband, as of record in Book 2083, page 47, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2304 10th Avenue, South, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 unencumbered, 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.

Whenever 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 our hands this 28th day of February, 19 75.

C. E. SMITHSON

C. E. Smithson - Mamie Louise C. Smithson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4894 PAGE 375

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named C. H. SMITHSON etux

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1975.

My commission expires 10/28/78 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the, the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such.

MAR-7- CONV *22,900.00
MAR-7- STAX A* 59.54
MAR-7- RTATEE A* .50
MAR-7- RDEED A* 4.00 * 64.04

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 28th day of February, 1975.

My commission expires 10/28/78 Notary Public

This instrument was prepared by:	
C. H. Briley,Jr.,Attorney	344 Fourth Avenue North Nashville, Tennessee
Name	Address

WARRANTY DEED
G-239477-dmc
FROM
C. H. Smithson
TO
Ann F. Rhodes

Mail recorded deed to:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

C 89883

IDENTIF. REFERENCE

MAR 7 1 05 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.