#3117

BOOK 4909 PAGE 884

# WARRANTY DEED

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. Samuel B. Smith (NAME) | Third National Bank (NAME) | 131-16 |
| 1135 Sewanee Drive (STREET ADDRESS OR ROUTE NUMBER) | Mortgage Loan Department (STREET ADDRESS) | 15 |
| Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37244 (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Fifty Two Thousand Five Hundred and no/100 ($52,500.00)---------- *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged,

John W. Murphree, Jr. and Mary Katheryn Fossick, individually as devisees under the Will of Blanche Fitzsimmons Murphree, and as co-executors of the Estate of Blanche Fitzsimmons Murphree,

| | | | | | |
|---|---|---|---|---|---|
| MAY-6-75 | CONV | 52,500.00 | | | |
| MAY-6-75 | S'TAX | | A* | 136.50 | |
| MAY-6-75 | PB'FEE | | A* | .50 | |
| MAY-6-75 | W'DEED | | A* | 6.00 | * 143.00 |

*have bargained and sold, and by these presents do transfer and convey unto the said* Samuel Boyd Smith and wife, Martha Sue Smith, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 14, of Block "A" on the Map of Gateway Acres, a part of the Overton Lea Estate, of record in Book 974, page 73, Register's Office for said County.

Said Lot No. 14 fronts 282.1 feet on the southerly side of Sewanee Road and runs back between lines, 235.2 feet on the westerly line and 223.8 feet on the easterly line, to the north line of Lot No. 11 on which it measures 174.7 feet.

Being property devised to Mary Katheryn Fossick and John W. Murphree, Jr., as devisees under the Will of Blanche Fitzsimmons Murphree, deceased, probated February 18, 1975, in the Probate Court of Davidson County, Tennessee, being Rule No. 61057 of said Court.

C96970

TOFNTIF. REFERENCE

MAY 6 8 56 AM '75

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $52,500.00

Subscribed and sworn to before me, this the 30th day of April, 19 75

Affiant

My commission expires: 4-23-78 (Affix Seal)

Notary Public

SALLIE E. [illegible] NOTARY PUBLIC [illegible] OF TENN.

This conveyance is subject to the following:

1. 1975 taxes which have been prorated and assumed by buyer.

2. A 75-foot set-back line from Sewanee Road, and a 5-foot easement for a bridle path along the west line of said lot.

unimproved ( )
This is improved (X) property, known as 1135 Sewanee Drive, Nashville, Tennessee 37220
(House Number) (Street) P. O. Address: (City or Town)

*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* Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as specified herein.

*And* Grantors *do further covenant and bind* themselves, their *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.*

*Witness* our hands *this* 30th *day of* April, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Murphree, Jr.,
individually as devisee under
the Will of Blanche Fitzsimmons
Murphree, and as co-executor of
the Estate of Blanche
Fitzsimmons Murphree

Mary Katheryn Fossick

Mary Katheryn Fossick,
indivudally as devisee under
the Will of Blanche Fitzsimmons
Murphree, and as co-executor of
the Estate of Blanche
Fitzsimmons Murphree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Grace B. Lewis, a Notary Public in and for said County and State, the within named John W. Murphree, Jr. and Mary Katheryn Fossick, individually as devisees under the Will of Blanche Fitzsimmons Murphree, and as co-executors of the Estate of Blanche Fitzsimmons Murphree, 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 Nashville, Tennessee, this 30th day of April, 19 75.

Grace B. Lewis, Notary Public

Commission Expires July 25, 1978

STATE OF
COUNTY OF

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

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

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

....., Notary Public.

Commission Expires.....

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.....