ATT No. G-192257

BOOK 4925 PAGE 101

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Deborah Deutsch Smith (NAME)	Deborah D. Smith (NAME)	Map 104-12-153
2102 20th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	Route 2, 14 River Oaks Ct. (STREET ADDRESS)	Parcel 24W 2460
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP CODE)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty-six thousand, two hundred and fifty and 00/100 ----------($26,250.00)---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Dudley W. Warner and wife, Beth G. Warner, have bargained and sold, and by these presents do transfer and convey unto the said Deborah Deutsch Smith, an unmarried woman,

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

LAND in Davidson County, Tennessee, being the southerly 30 feet of the westerly 167 feet of Lot No. 19 and the northerly 25 feet of Lot No. 20 on the Revised Plan of George W. Blair's subdivision of Belmont Heights, as of record in Book 332, pages 56 and 117, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of 20th Avenue, South, 64 feet south of the southerly margin of Bernard Avenue; thence with the easterly margin of 20th Avenue, South, southwardly 55 feet; thence eastwardly 189 feet to the western margin of an alley; thence with said alley, northwardly 25 feet to the southeast corner of Lot No. 19; thence with the southerly line of Lot No. 19 westwardly 22 feet; thence northwardly 30 feet; thence westwardly 167 feet to the beginning.

BEING the same property conveyed to Dudley W. Warner and wife, Beth G. Warner, by deed from Dee Worrell Love of record in book 4824, page 593, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 1082, page 327, book 1085, page 275, said Register's Office, and all restrictions of record.

This conveyance is made subject to 1975 taxes, a lien but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 2102 20th Avenue, South (House Number) (Street)
Nashville, Tennessee (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 12th day of June, 1975.

Dudley W. Warner

Beth G. Warner

This Instrument Prepared By
H. WILLIAM SCOTT, III
ATTORNEY AT LAW
3718 HILLSBORO ROAD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, H. William Scott, III, a Notary Public in and for said County and State, the within named Dudley W. Warner and wife, Beth G. Warner

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, this 19th day of June, 19 75.

My commission expires November 30, 1976 Notary Public H. William Scott

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 _____.

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 $ 26,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ Dudley W. Warner, III

Sworn to and subscribed before me this 19th day of June, 19 75.

My commission expires November 30, 1976 Notary Public H. William Scott

This instrument was prepared by:

H. William Scott, III, Attorney at Law, 3716 Hillsboro Road, Nashville, Tenn. 37215

Name Address

mail

19JUN75 CONV 26,250.00
JUN20 75 S'TAX A* 68.12
JUN20 75 PR'FEE A* .50
JUN20 75 W'DEED A* 4.00 * 72.62

WARRANTY DEED

FROM Dudley W. Warner and wife, Beth G. Warner

TO Deborah Deutsch Smith

D 03699

IDENTIF. REFERENCE

JUN 20 12 38 PM '75

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

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