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map 72-14, Parcels 38439

MST Tract Reference:

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of July, 1975, by and between

MYRTLE EMMA WISE, Widow,

party of the first part, and

GERTRUDE SMITH, as if a Femme Sole,

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee: to-wit: Being Lots 14 and 15 in N. J. Gibson's Addition being a subdivision of Lot No. 2 of the Cahal Lands, a plan of which subdivision is of record in Book 161, page 165, Register's Office for said County. Said Lots Nos. 14 and 15 front 50 feet each on the south side of Cahal Avenue and run back between parallel lines to an alley, said Lot No. 14 being 248.4 feet deep on the west line and 248.2 feet deep on the east line and said Lot No. 15 being 248.2 feet deep on the west line and 248 feet deep on the east line. Being the same property conveyed to Henry L. Wise and wife, Myrtle Emma Wise by deed of record in Book 1195, page 610, in said Register's Office. Henry L. Wise died in Nashville, Tennessee, on or about July 20, 1946, and the said Myrtle Emma Wise, one of the grantees in above said deed, covenants that at the time of the death of Henry L. Wise, they were man and wife, having been continuously married since the date of acquisition to the property herein conveyed, and that she hereby conveys as surviving **

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever; to her sole and separate use, free from the debts, contracts, liabilities, control and marital rights, including the right of curtesy (both initiate and consummate) of her present, or any future husband, with full power in her, the said Gertrude Smith, to sell, mortgage, encumber, convey, devise or otherwise dispose of the same by deed, will or otherwise as though she were a femme sole.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except 1975 taxes, which party of the second part assumes and agrees to pay;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

** tenant by the entirety.

Myrtle Emma Wise

Myrtle Emma Wise

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Myrtle Emma Wise, Widow

to me known to be the person.... described in and who executed the foregoing instrument, and acknowledged that S..he.... executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4 day of August 19 75

My commission expires August 20, 1978

Helen R. Garrett

Notary Public

SEAL

(FOR RECORDING DATA ONLY)

Property address 1120 E. Cahal Ave.

Mail tax bills to: (Person or Agency responsible for payment of taxes) Grantee

Gertrude Smith
1114 E. Cahal Ave.
Nashville, Tenn. 37206

This instrument prepared by:
Herschel Crowley, Jr., Attorney
3119 Poplar Ave., Memphis, Tenn. 38111

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. # 226756

Return to:

Form 85 Revised 9/26/73

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 18,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of August, 19 75

Notary Public

My commission expires 9/25/76

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

226752

WARRANTY DEED

Compliments of

Mid-South Title Company, Inc.

200 Commerce Title Building

12 South Main Street

Memphis, Tennessee

Form 85

D I O I I 6

T.
IDENTIF. REFERENCE

AUG 7 3 16 PM '75

FELIX Z. HUNTER, REGISTER
DAVIDSON COUNTY, TENN.

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1 lf. 52.00
48.10
.50
4.00
Total 52.60

Aug. 7 1975 Co.
" " St
" " P. Fee
" " W. Mtg. Tax