TENNESSEE WARRANTY DEED

# WARRANTY DEED

**This Indenture,** Made this 11th day of December , A.D. 19 75 , between

72-13
268
PW

BEATRICE E. KILPATRICK, a widow,

of Davidson County in the State of Tennessee of the first part, and

BEATRICE E. KILPATRICK, MABLE K. WIREMAN and REBA K. SMIDDY, as joint tenants with right of survivorship, Anderson County, Tennessee

of the second part.

**Witnesseth:** That the said party of the first part, for and in consideration of the sum of One ($1.00) Dollar and other good and valuable considerations

to her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged,

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|---|---|---|---|---|---|
| DEC 17 75 | CONV | *3,000.00 | | | |
| DEC 17 75 | S'TAX | | B* | 7.80 | |
| DEC 17 75 | PR'FEE | | B* | .50 | |
| DEC 17 75 | W'DEED | | B* | 4.00 | * 12.30 |

has granted, bargained, sold and conveyed, and do es hereby grant, bargain, sell, and convey unto the said parties of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 of Block "B" on the Plan of the Revised Subdivision of part of L. M. Ezell's 12.11 Acre Tract, as of record in Book 1130, page 5, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the south side of West Avenue and runs back between parallel lines, 130 feet to the north line of Lot No. 34 of Block B on said plan.

This being the same property conveyed to Willie E. Kilpatrick and wife, Beatrice E. Kilpatrick, by deed from W. R. Dotson, unmarried, dated August 17, 1962, and recorded August 28, 1962, in Book 3431, Page 9, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to easements for utilities and sewer lines.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 3,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Reba K. Smiddy
Affiant

Subscribed and sworn to before me this the 11th day of DEC. , 19 75.

My commission expires 3-22-78 Ray C. Skelton
Notary Public

This instrument prepared by W. Clark Meredith, Attorney Address Town Hall Bldg., Oak Ridge, Tenn.

Name of person or agency responsible for the payment of the real property taxes.

Name Mable K. Wireman et al Address 924 West Ave., Nashville, Tenn.

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IDENTIF. REFERENCE

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DAVIDSON COUNTY, TENN.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said part ies of the second part, their heirs and assigns forever.

And the said part y of the first part, for herself and for her heirs, executors and administrators, do es hereby covenant with the said part ies of the second part, their heirs and assigns, that she is lawfully seized in fee-simple of the premises above conveyed, and she has full power, authority and right to convey the same; that said premises are free from all encumbrances; except as contained in the deeds hereinbefore referred to and current taxes,

and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

**In Witness Whereof** the said part y of the first part ha s hereunto set her hand and seal the day and year first above written.

X Beatrice E. Kilpatrick (L. S.)
Beatrice E. Kilpatrick

Signed, sealed and delivered in presence of: _____ (L. S.)

_____ _____ (L. S.)

_____ _____ (L. S.)

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STATE OF TENNESSEE }
~~XXXXXXX~~ DAVIDSON County } ss.

Personally appeared before me, Wayne Epperly, a Notary Public in and for said County, the within named bargainors Beatrice E. Kilpatrick

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 office this 15th day of December A.D. 19 75

My Commission Expires 5-22, 1977 Wayne Epperly Notary Public.

WAYNE EPPERLY NOTARY PUBLIC DAVIDSON COUNTY, TENN.