This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
507 American Trust Building
Nashville TN 37201

BOOK 4989 PAGE 748

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Short et ux	SAME	BH-4215
(NAME)	(NAME)	
803 Hillsboro Road		118-11-98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tennessee 37064		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ---------- ($10.00) ------- *Dollars,*
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

I, Marjorie Smith Bibb,

have this day bargained and sold, and do hereby transfer and convey unto the said

James W. Short and wife, Mary Catherine Argyle Short,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 19 of Block "F" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Heather Place, the common corner of Lots 1 and 19; thence with the margin of said street, easterly 105 feet to a concrete monument at the beginning of a curve; thence around said curve, with a radius of 20 feet, northeasterly to a concrete monument in the westerly margin of Erica Place; thence with the margin of same northerly 80 feet to the common corner of Lots 19 and 18; thence with the line between said lots, westerly 125 feet to the common corner of said Lots and of Lots 1 and 2; thence with the line between Lots 1 and 19, southerly 100 feet to the beginning.

Being the same property conveyed to Marjorie Smith Bibb, to her sole and separate estate, by deed from Defense Homes Corporation, of record in Book 1357, page 201, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 27,250.00

Subscribed and sworn to before me, this the 19th day of January 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 508 Heather Place, Nashville TN 37204
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James W. Short and wife, Mary Catherine Argyle Short,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Short and wife, Mary Catherine Argyle Short, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* nineteenth *day of* January, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marjorie Smith Bibb
Marjorie Smith Bibb

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marjorie Smith Bibb

the within named bargainor, 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 Nashville Tennessee, this 19th day of January, 19 76.

Ina N. Kent Notary Public

Commission expires My Commission Expires Feb. 13, 1979

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.....

JAN 20 76	CONV	27,250.00			
JAN 20 76	S'TAX		B*	70.72	
JAN 20 76	PR'FEE		B*	.50	
JAN 20 76	W'DEED		B*	4.00	* 75.22

WARRANTY DEED

FROM

MARJORIE SMITH BIBB

TO

JAMES W. SHORT et ux

D 32692

IDENTIF. REFERENCE

JAN 20 9 35 AM '76

FELIX Z. WILCOX, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204