BOOK 5183 PAGE 936

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: WILLIAM H. LASSITER, JR. ATTORNEY, 24TH FLOOR, L & C TOWER, NASHVILLE, TN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorothy G. Tate	Same	91-16
(NAME)	(NAME)	
4403-05 Charlotte Avenue		15 and 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTY-THOUSAND ($60,000.00) DOLLARS and other good and valuable considerations this day paid XXX *Dollars,*

THE SMITH COMPANY, INC., a Tennessee corporation has does X *this day bargained and sold, and do hereby transfer and convey unto the said* DOROTHY G. TATE

her XXXX *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot "A" on the Plat of Charlotte Park Co.'s First Addition to Nashville of record in Book 57, page 103, Register's Office for said County.

Said Lots, parcels 15 and 16, front 100 feet on the southerly margin of Charlotte Avenue and extend back between parallel lines 150 feet on the side lines, to a line on the rear on which it measures 100 feet.

Being the same property conveyed to Harris C. Smith and Clell W. Smith as tenants in common by deed from C. B. S. Realty Co. of record in Book 3933, page 332, said Register's Office; and quitclaimed to Harris C. Smith by deed from Clell W. Smith of record in Book 4554, page 613, said Register's Office; and conveyed to Shur-Brite Car Wash, Inc., by quitclaim deed from Harris C. Smith and Gertrude Barnard Smith of record in Book 4754, page 390, said Register's Office; and subsequently conveyed to the Smith Company, Inc., by quitclaim deed from Shur-Brite Car Wash, Inc., of record in Book 5021, page 793, said Register's Office.

By agreement of the parties herein, 1977 Metropolitan property taxes have been prorated through date of closing and are expressly assumed by Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 10th day of August 19 77

Affiant

My commission expires: COMMISSION EXPIRES MARCH 15, 1981 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4403-05 Charlotte Avenue, Nashville, TN. 37209 (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 DOROTHY G. TATE, and her XXXXX *(successors), heirs and assigns forever.* Grantor covenants XXXXXXXX it is has X *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenants and binds* itself and its successors XXXXXXXXXXXX *to warrant and forever defend the title to said real estate to said* DOROTHY G. TATE, and her XXXXX *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* this 10th *day of* August, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THE SMITH COMPANY, INC.

By: J. Parker - President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named 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.....Tennessee, this .....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Lonnie E. Wilson *, 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 SMITH COMPANY, INC., a Tennessee corporation,
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 Nashville,
this 10th *day of* August, *19* 77

Lonnie E. Wilson *Notary Public*

Commission expires COMMISSION EXPIRES MARCH 15, 1981

Mail 1st Amer Tenn Bank
1st Amer Center

AUG 15 77 CONV 60,000.00
AUG 15 77 S'TAX B* 156.00
AUG 15 77 PR'FEE B* .50
AUG 15 77 W'DEED B* 4.00 * 160.50

WARRANTY DEED

FROM
THE SMITH COMPANY, INC.

TO
DOROTHY G. TATE

E 20360

IDENTIF. REFERENCE

AUG 15 11 36 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238