7540 06/24 448.50- CHECK

3438

Warranty Deed

THIS INDENTURE, made and entered into this 24th day of June BOOK 6081 PAGE 888, 19 83, by and between

M. Lee Smith and wife Billie Ann Smith party of the first part, and

Donald Ian Nesbitt McKenzie and wife Louise Felker McKenzie 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 ~~Davidson~~ Nashville, County of Davidson, State of Tennessee:

Lot No. 71-A and part of Fourth Street (now closed) on the Plan of Royal Oaks Resubdivision of record in Book 974, pages 4 and 5, Register's Office for said County.

Said Lot No. 71-A and part of Fourth Street (now closed) front together 125 feet on the westerly side of Lynwood Boulevard and run back between parallel lines 298.8 feet to a dead line.

Being the same property conveyed to M. Lee Smith and wife, Billie Ann Smith, by deed from W. Lucas Simons, Jr. and wife, Susan W. Simons, of record in Book 4487, page 827, said Register's Office.

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.

RUSH

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 estate; that he has good right to sell and convey the same; that the same is unencumbered, except:
for Easement of record in Book 5787, Page 190 in said Register's Office, and 1983 Taxes, a lien, but not yet due and payable

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN. JUN 24 3 25 PM '83 IDENTIF. REFERENCE H 5 6 1 25

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.

M. Lee Smith

M. Lee Smith

Billie Ann Smith

Billie Ann Smith

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

M. Lee Smith and wife Billie Ann Smith

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

WITNESS my hand and Notarial Seal at office this 24th day of June, 1983

My commission expires 10-15-83

Notary Public

(FOR RECORDING DATA ONLY)

Property address 419 Lynwood Blvd., Nashville, Tennessee 37205

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

Union Planters National Bank of Memphis
P.O. Box 3137
Memphis, Tennessee 38103

Map 116-15
Parcel 62

This instrument prepared by
H. LEE SHAW, ATTORNEY
2 N. Second, Suite 300, Memphis, Tennessee 38103

State tax $
Register's fee
Recording fee
Total
T. G. #

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

$***170,000.00

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 24th day of June, 1983

Notary Public

Commission expires 10-15-83

STATE OF TENNESSEE, COUNTY OF SHELBY

BOOK 6081 PAGE 889

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

_____

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

WITNESS my hand and Notarial Seal at office this _____ day of _____, 19 _____.

My commission expires _____

_____

Notary Public

STATE OF TENNESSEE, COUNTY OF SHELBY

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

_____

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

WITNESS my hand and Notarial Seal at office this _____ day of _____, 19 _____.

My commission expires _____

_____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6081 PAGE 890

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		170000.00-	CO	
		442.00	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	448.50-
7540A	06/24/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 6 1 2 5

IDENTIF. REFERENCE

JUN 24 3 25 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958739