WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BOOK 6096 PAGE 458

THIS INSTRUMENT WAS PREPARED BY
WM. P. GRIFFIN, IV, ATTORNEY, 301 TRIAL LAWYERS BLDG. NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie Menzies, Jr., et ux	Same	59-5 64
(NAME)	(NAME)	
4125 Ames Drive		13DA-42520
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, and for the purpose of establishing a tenancy by the entirety between grantor and grantee, I, SAMMIE MENZIES, JR.,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO my wife, GLADYS LUCILLE SMITH MENZIES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN~~ ~~COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:~~

a one-half undivided interest as tenant by the entirety in the following tract or parcel of land located in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139 Register's Office for said County.

Said Lot No. 65 fronts 100.00 feet on the southwesterly margin of Ames Drive and extends back 104.6 feet on the northwesterly line and 142.1 feet on the southeasterly line to a dead line in the rear, measuring 93.6 feet thereon.

Being the same property conveyed to Sammie Menzies, Jr. and wife, Joyce M. Menzies, by deed from James T. Lynn, Secretary of Housing and Urban Development, said deed dated August 10, 1973, and of record in Book 4740, page 30, Register's Office for Davidson County, Tennessee said parties having been since divorced and said Joyce M. Menzies having quitclaimed her interest in said property to Sammie Menzies, Jr. by instrument of record in Book 5409, page 682, Register's Office for said county.

unimproved ( )
This is improved (X) property, known as 4125 Ames Drive, Nashville, TN, 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of July, 19 83

Sammie Menzies
Sammie Menzies, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, William P. Griffin, IV, a Notary Public in and for said County and State, the within named Sammie Menzies, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of July, 19 83

Commission Expires January 18, 1987

William P. Griffin, IV
Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

H60951
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Identif Ref.
Jul 18 9:45 AM '83
Felix J. Wilson Reg.
Davidson Cnty Tn.

RUSH

WARRANTY DEED

FROM
Sammie Menzies, Jr.

TO
Gladys Lucille Smith
Menzies

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York