File Box 36

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
81-16 Parcel 192	Vivian Sanders Smith	Vivian Sanders Smith
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1027 Monroe Street Nashville, TN	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 9221 PAGE 702

Prepared by:
Ortale, Kelley, Herbert & Crawford
200 4th Ave N.
Nashville, Tn. 37219

R. S. Pardue and wife, Nancy Sue Pardue, and
C. R. Pardue and wife, Peggy Pardue

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vivian Sanders Smith, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 87 on the Plan of the Town of McGavock of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 50 feet on the southerly side of Monroe Street and runs back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Frank Henry and wife, Josephine Darvin Henry, by installment deed from Joseph Henkel and wife, of record in Book 2085, Page 404, Register's Office for Davidson County, Tennessee, the said Frank Henry and Josephine Darvin Henry having since died, she having predeceased him. Also being the same property conveyed by Final Decree Confirming Sale to R. S. Pardue and C. R. Pardue of record in Book 8057, Page 737, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters as shown on the plan of record referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of January, 19 94.

R. S. Pardue

C. R. Pardue

Nancy Sue Pardue

Peggy Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9221 PAGE 703

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

R. S. Pardue and wife, Nancy Sue Pardue

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that R. S. Pardue and Nancy Sue Pardue executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14th day of January, 19 94.

My commission expires: 1-23-94

Julie D. Rawlins
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

C. R. Pardue and wife, Peggy Pardue

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that C. R. Pardue and wife, Peggy Pardue executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14th day of January, 1994.

My commission expires: 1-23-94

Julie D. Rawlins
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 94 MY COMMISSION EXPIRES: 1-23-94

(AFFIX SEAL)

Julie D. Rawlins
Notary Public

08070

IDENTIFICATION REFERENCE

WARRANTY DEED

FROM
R. S. Pardue & Wife
C. R. Pardue & Wife

TO
Vivian Sanders Smith, unmarried

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

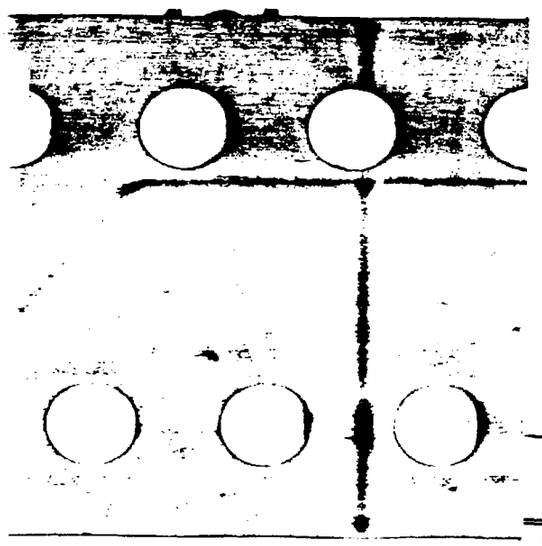
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

_____
Notary Public

01/14/94 0101 03:01:01 CHECK

38.60



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

RECEIVED OF _____

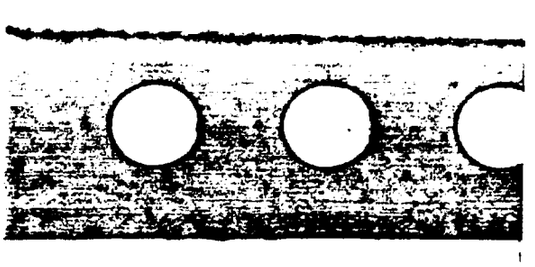
FOR _____

BOOK 9221 PAGE 704

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 8000.00
				CON TX 29.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 38.60
				CHECK 38.60
			01/14/94 01	15:17 0001 0110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



08070 IDENTIF. ◆ REFERENCE

94 JAN 14 PM 3:17

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 746096