BOOK 9569PG 26

24539
IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JAN 11 PM 12:39

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36037
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| James Randolph Smith<br>Betty G. Smith<br>150 Fourth Avenue, North, Suite 2170<br>Nashville, TN 37219 | SAME |

**TAX MAP-PARCEL NUMBERS: 118-08-169 06DA 26785**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louise Gatlin Hobbs, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Randolph Smith and spouse, Betty G. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 30 on the plan of Grandview Heights, of record in Book 161, page 14 and 15, Register's Office for said County.

SAID Lot No. 30 fronts 50 feet on the westerly margin of Eugenia Avenue and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Louise Gatlin Hobbs by deed from Ina Ridley Gatlin of record in Book 4481, page 996, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

**This is improved property, known as:** 2507 Eugenia Avenue, Nashville, TN 37211

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 9th day of January, 1995.

Louise Gatlin Hobbs

**Louise Gatlin Hobbs**

**State of Tennessee**
**County of Davidson**

On this 9th day of January, 1995, before me the undersigned authority, personally appeared **Louise Gatlin Hobbs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

PERCY WILKINS SR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 35000.00

Affiant

Sworn and subscribed before me on the 9th day of January, 1995.

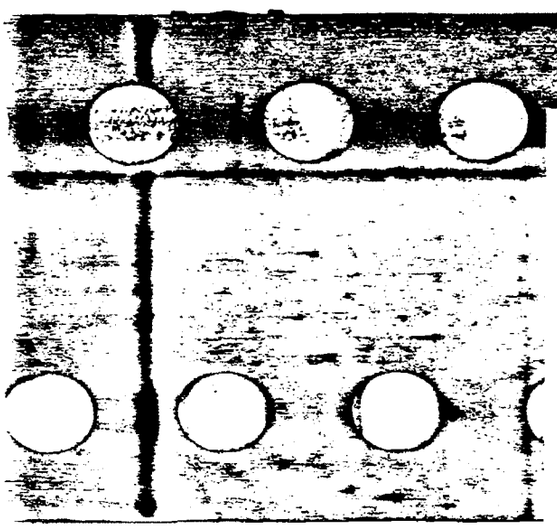
Catherine M. Wood

Notary Public

My Commission Expires: 1-25-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1137 01/11 01:01 03CHECK 138.50



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

RECEIVED OF _____

FOR _____

BOOK 9569 PG 28

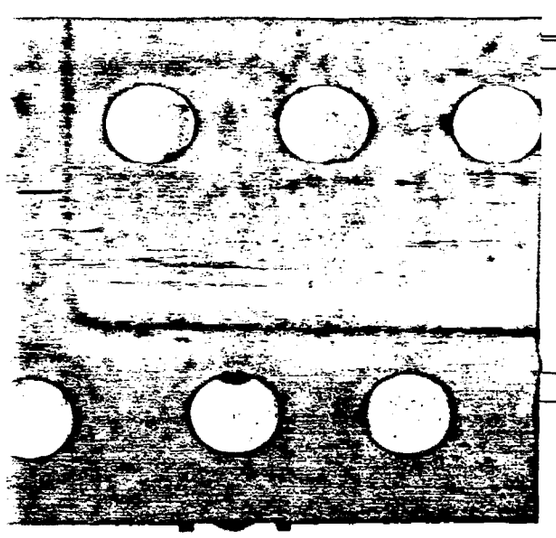
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

01/11/95 01 12:39 0001 1137

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



24539
IDENTIF. ↑ REFERENCE

95 JAN 11 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 870989