0120885

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

W & I Ref: (mn) Title No: 37008
Dav. Co. File: Box 8

95 NOV -8 AM 9:53

BOOK 9854 PG 51

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| James Randolph Smith<br>2735 Larmon Avenue<br>Nashville, Tennessee 37204 | SAME |

**TAX MAP-PARCEL NUMBERS:** 118-07-19

# *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 **Nancy Hitt Parrish, a widow,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Randolph Smith, a married person,** 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. 59 on the plan of Berrywood, of record in Book 1835, page 24, Register's Office for said county.

SAID Lot No. 59 fronts 72 feet on the southerly margin of Larman Avenue and extends back 182 feet on the westerly line and 182.1 feet on the easterly line to a dead line in the rear, measuring 72 feet thereon.

BEING the same property conveyed to Billy Parrish and wife, Nancy Hitt Parrish by deed from Betty Austin Lewis and husband, M.A. Lewis, Jr., of record in Book 2925, page 77, said Register's Office. The said Billy Parrish has since died.

**This is improved property, known as:** 2735 Larmon Avenue, Nashville, Tennessee 37204

**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.

31ST

**WITNESS THE EXECUTION HEREOF** this ~~30th~~ day of October, 1995.

Nancy Hitt Parrish

**Nancy Hitt Parrish**

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

31ST

On this ~~30th~~ day of October, 1995, before me the undersigned authority, personally appeared **Nancy Hitt Parrish**, 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.

My Commission Expires: _____

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

Notary Public

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

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 70000.00

Affiant

31ST

Sworn and subscribed before me on the ~~30th~~ day of October, 1995.

My Commission Expires: _____

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

Notary Public

5116 11/08 3101 03CHECK 268.00





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9851 PG 53

| | | |
|---|---|---|
| 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 70000.00
CDN TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

11/08/95 01 09:54 0001 6116

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

0120885
IDENTIF. ↑ REFERENCE

95 NOV -8 AM 9:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 974719