3

BOOK 10984 PG 583

WARRANTY DEED

BGTC-98-1827

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,400.00

Myron Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 19 98

Notary Public

MY COMMISSION EXPIRES: 8/6/99
(AFFIX SEAL)

JUDY BERNARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

3310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 130, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myron Smith (NAME)	Guaranty Trust Company (NAME)	83-2-200
1530 East Douglas Avenue (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND 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, Carlton L. Horton and wife, Maria Horton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Myron Smith and wife, Sherrie Smith

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

BEING Lot No. 93 on the plan of Dr. E. T. Brown's Subdivision of Lots 21 to 26 of Brownsville Addition, a plan of which is recorded in Plat Book 332, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the south side of Douglas Avenue and running back between parallel lines 162 feet on the west line and 161.5 feet on the east line to a 15-foot alley in the rear which said lot measures 50 feet.

Being the same property conveyed to Carlton L. Horton and wife, Maria Horton by Quitclaim Deed from Maria Cobbs (now Horton) of record in Book 10241, page 238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

98 JUN 19 PM 2:21

MAIL ENV.

04528870

REGISTER'S FEE & REFERENCE

unimproved ( )
This is improved (X) property, known as 1530 East Douglas Avenue, Nashville, Tennessee 37206
(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 our hand s this 21st day of May 19 98

Carlton L. Horton by Maria Horton ATT-Y Fact
Carlton L. Horton

Maria Horton
Maria Horton

3270.00 CK
0101
273.18

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

BOOK 10984 PG 584

.Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Carlton L. Horton~~ Maria Horton

the bargainor ~~XX~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Brentwood, Tennessee, this 21st day of May, 1998.

Commission expires 9/18/99

JUDY BERAAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

State of Tennessee
County of ~~Tennessee~~ Williamson

On this 21st day of May, 1998, before me personally appeared Maria Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who acknowledged the she executed the same as the free act and deed of the said Carlton L. Horton by virtue of that Power of Attorney, duly executed by the said Carlton L. ~~Horton~~ and appearing of record in Book , page , of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this 21st day of May, 1998.

LARGE DAVIDSON COUNTY TENN

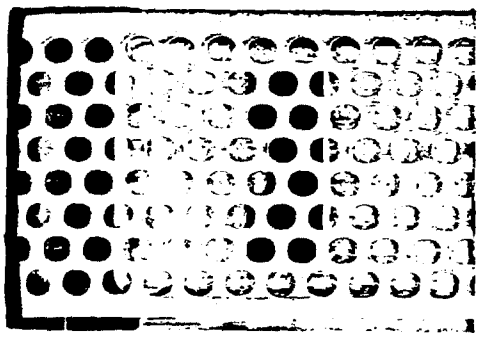
My Commission Expires:

My Commission Expires MAR. 25, 2000

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10984 PG 585

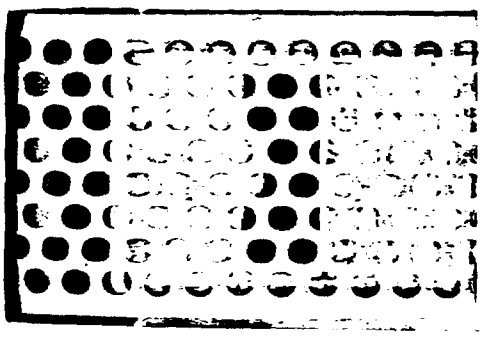
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71400.00
CON TX 264.18
PRFEE 1.00
WDFEE 8.00
TOTAL 273.18
CHECK 273.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 14:21 0001 3279



0452870

IDENTIF. # REFERENCE

98 JUN 19 PM 2:21

DAVIDSON COUNTY, TN.

No. 1309113