PICK-UP

Davidson County DEEDWARR
Recvd: 07/20/01 13:44 2pgs
Fees:13.00 Taxes:148.00



20010720-0077247

This Instrument Prepared By
WILKERSON GAULDIN & HAYES
Attorneys at Law
Post Office Box 220
Dyersburg, Tennessee 38025-0220
(Without opinion of title)

WARRANTY DEED

I, EMMA C. SMITH, do hereby convey unto VERA E. MERRITT and EUGENE SMITH, as equal tenants in common, the following described property:

Tract 1: Being the westerly 30 feet of the easterly 40 feet of Lot No. 6 in Block "F" on the Plan of the Hermitage Addition to Nashville, as of record in Book 57, page 43, Register's Office for said County.

Said part of Lot No. 6 fronts 30 feet on the southerly side of Robertson Street, and runs back between parallel lines 165 feet to an alley.

Tract 1 being the same property conveyed to Henry Smith and wife, Emma Smith by deed recorded in Book 2738 page 215, in the Register's Office for Davidson County, TN. Henry C. Smith died June 4, 1989, leaving Emma C. Smith as the surviving tenant by the entirety.

Being further identified as Map 093, Group 16-0, Parcel 421.00, in the records of the Tax Assessor's Office for Davidson County, Tennessee.

Tract 2: Being the easterly 10 feet of Lot NO. 6 and the westerly 20 feet of Lot No. 7 of Block "F" on the plan of Hermitage Addition to Nashville, as of record in Book 57, page 43, Register's Office for said County. Said parts of Lot Nos. 6 and 7 front 30 feet on the southerly side of Robertson Avenue and run back between parallel lines 165 feet to an alley.

Tract 2 being the same property conveyed to Henry C. Smith and wife, Emma C. Smith by deed recorded in Book 5470 page 140, in the Register's Office for Davidson County, TN. Henry C. Smith died June 4, 1989, leaving Emma C. Smith as the surviving tenant by the entirety.

Being further identified as Map 93, Group 16-0, Parcel 420.00, in the records of the Tax Assessor's Office for Davidson County, Tennessee.

The legal descriptions for the foregoing were taken from the prior deeds.

THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, has a right to convey it, and warrants the title against all persons whomsoever, except as shown herein.

Said real estate is unencumbered with the exception of real estate taxes, which are a lien but are neither due nor payable.

The consideration for this conveyance is Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration not recited herein, the receipt and sufficiency of which is hereby acknowledged.

Emma C. Smith

STATE OF TENNESSEE

COUNTY OF DYER

Before me personally appeared EMMA C. SMITH, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal on this 23rd day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 4-20-03

RESPONSIBLE FOR TAXES:

Eugene Smith
Vera E. Merritt
65 White Oak Circle
Dyersburg, TN 38024

PROPERTY ADDRESS:

87 Robertson Street
Nashville, TN 37210

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 40,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 23rd day of March, 2001.

Notary Public

My commission expires: 4-20-03

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