1492

Book 1492 Page 99

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 475.00

FOUR HUNDRED SEVENTY-FIVE AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Claude W. Hayes and wife, Christine B. Hayes, the receipt of which is hereby acknowledged, we, James Walter Smith and wife, Margaret Chaffin Smith

have bargained and sold, and by these presents do transfer and convey unto the said Claude W. Hayes and wife, Christine B. Hayes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the West 160 feet of the South 195 feet of Lot No. 23 and the East 40 feet of the South 190 feet of Lot No. 22 on the Map of the Subdivision of the Edgemeade Farm as of record in Book 547, pages 89 and 90, Register's Office for said County. Said parts of said lots front 200 feet on the north side of Edgemeade Boulevard and run back between parallel lines 195 feet to a dead line.

Being part of the property conveyed to James Walter Smith and wife, Margaret Chaffin Smith, by deed from J. T. Lovell and wife, of record in Book 1314, page 23, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude W. Hayes and wife, Christine B. Hayes, their heirs and assigns, forever.

And we do covenant with the said Claude W. Hayes and wife, Christine B. Hayes 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.

And we, James Walter Smith and wife, Margaret Chaffin Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude W. Hayes and wife, Christine B. Hayes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 28th day of April, 1947.

James Walter Smith

Margaret Chaffin Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Walter Smith and wife, Margaret Chaffin Smith

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20 day of May, 1947.

Commission expires My Commission expires Nov. 22, 1950

J. E. Walden
Notary Public

99