K 1538

WARRANTY DEED

For and in consideration of the sum of TWO THOUSAND FOUR HUNDRED TWENTY-EIGHT and 33/100ths . . . . . ($2,428.33) . . . . . DOLLARS cash in hand paid by E. E. WATTS and wife, RUBY S. WATTS, receipt of which is hereby acknowledged, and for the balance the said E. E. WATTS and wife, RUBY S. WATTS assume and agree to pay the balance of a first mortgage loan now on the property in the amount of Four Thousand Eight Hundred Twenty-One and 67/100ths ($4,821.67) Dollars, held by the First Federal Savings & Loan Association.

We, BOB FUSON SMITH and wife, MARGIE BATTS SMITH, have bargained and sold, and by these presents do transfer and convey unto the said E. E. WATTS and wife, RUBY S. WATTS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot #77 and the Northerly 6 feet of Lot No. 78 on the Plan of Irvington Subdivision, as of record in Book 843, page 60, Register's Office for said County.
Said lot and part of said lot adjoin and front together 54 feet on the westerly side of Inga Street and run back between lines, 212.5 feet on the northerly line and 216 feet on the southerly line to a dead line in the rear on which it measures 54 feet.

Being the same property conveyed to Bob Fuson Smith and wife, Margie Batts Smith, by deed from William M. Burkhalter, Jr. and wife, of record in Book 1468, page 21, said Register's Office.

Said above-described property is conveyed subject to restrictions of record in Book 981, page 261, Register's Office for Davidson County, Tennessee.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. E. WATTS and wife, RUBY S. WATTS, their heirs and assigns, forever.

And we do convenant with the said E. E. WATTS and wife, RUBY S. WATTS 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, except as hereinabove set out, and taxes for 1947, which are to be pro rated as of the date hereof.

And We, BOB FUSON SMITH and wife, MARGIE BATTS SMITH, do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. E. WATTS and wife, RUBY S. WATTS, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of October 1947

Bob Fuson Smith
Margie Batts Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. E. Durrett, Jr., a Notary Public in and for said County and State, the within named BOB FUSON SMITH and wife, MARGIE BATTS 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 office, this 30th day of October 1947

Commission expires May 1, 1950

J. E. Durrett, Jr.
Notary Public

G 461