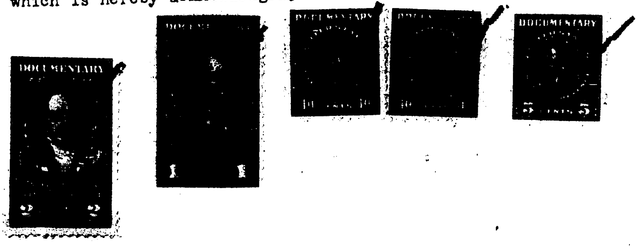
K 1580

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ Three Thousand Five Hundred and No/100- ($3,500.00)- - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Edward S. Cliff and wife, Blanche S. Cliff, receipt of which is hereby acknowledged,



We, W.F. Smith and wife, Phebie Smith

have bargained and sold, and by these presents do transfer and convey unto the said * * * * * * * * * * * *EDWARD S. CLIFF AND WIFE, BLANCHE S. CLIFF* * * * * * * * * * * * 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. 18 on the Map of Charlotte Heights, as of record in Book 57, page 169, Register's Office for said County.
Said Lot No. 18 fronts 50 feet on the west side of 31st Avenue North, formerly Royal Avenue, and runs back between parallel lines 145 feet to an alley.
Being the same property conveyed to W.F. Smith and wife, Phebie Smith by deed from W.F. Hughson and wife, of record in Book 639, page 71, 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 Edward S. Cliff and wife, Blanche S. Cliff their heirs and assigns, forever.

And we do covenant with the said Edward S. Cliff and wife, Blanche S. Cliff 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 taxes for 1948 which have been pro-rated and assumed by the grantees.

And We, W.F. Smith and wife, Phebie 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 Edward S. Cliff and wife, Blanche S. Cliff their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of April, 1948.

W. F. Smith

Phebie Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named W.F. Smith and wife, Phebie 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 14 day of April, 1948.

Commission expires July 9th, 1951.

Joe W. Rives
Notary Public

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