K 1636

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, James W. Smith and wife, Effie L. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Marie Matthews Reynolds her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 21 of block "A" on the plan of Eastwood Addition, as of record in book 332, page 63, Register's Office for said County.
Said Lot No. 21 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to James W. Smith and wife, Effie L. Smith, of record in Book 1510, page 109, said Register's Office.

Taxes for 1948 pro-rated and assumed by purchaser.

[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 Mrs. Marie Matthews Reynolds her heirs and assigns, forever.

And we do covenant with the said Mrs. Marie Matthews Reynolds 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 W. Smith and wife, Effie L. 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 Mrs. Marie Matthews Reynolds her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of August 1948

James W Smith

X Effie L. Smith X

STATE OF Georgia
Floyd County

Personally appeared before me, Robert E. Evans, a Notary Public in and for said County and State, the within named Effie L. Smith

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Georgia, this 19th day of August

Commission expires Aug 27, 1951

Notary Public

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