K 1640

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($5.00)

- - - - - - - - - - - Five & No/100 - DOLLARS

cash in hand paid by A. D. Foster and wife, Ollie S. Foster, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of a note in the original amount of $7000.00, dated December 16, 1947, to secure Guaranty Mortgage Company, said note being fully described in a deed of trust executed by Richland Homes, Inc., to Herschel Greer, Trustee, of record in Book 1565, page 107, Register's Office for Davidson County, Tennessee, we, Robert DeWitt Smith, Jr. and wife, Julia Quest Smith,

have bargained and sold, and by these presents do transfer and convey unto the said A. D. Foster and wife, Ollie S. Foster,

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 No. 2 of Block "C" on the Map of Croly-wood Subdivision, Section Two, as of record in Book 1130, page 100, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Alamo Place, the common corner of Lots Nos. 2 and 3; thence with the line between said lots, northerly 104 feet to a point, the corner of Lot No. 1; thence with the line between Lots Nos. 1 and 2, westerly 185.8 feet to the easterly margin of Croly Drive; thence with the margin of the same, southeasterly 65 feet to a concrete monument, and continuing with the same, in the same direction, 25.1 feet to a concrete monument at the beginning of a curve at the intersection of said Drive and Alamo Place; thence around said curve, southeasterly 47.1 feet to another concrete monument in the northerly margin of Alamo Place; thence with the margin of same northeasterly, around a slight curve, 105.6 feet to the point of beginning.

Being the same property conveyed to Robert DeWitt Smith, Jr., and wife, Julia Quest Smith, by deed from Richland Homes, Inc., of record in Book 1555, page 455, said Register's Office.

The above described property is subject to the following:

Restrictions of record in Book 1358, page 141, said Register's Office.

The plan of record in Book 1130, page 100, shows a 30 foot set back line from Alamo Place and from Croly Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. D. Foster and wife, Ollie S. Foster,

their heirs and assigns, forever.

And we do covenant with the said A. D. Foster and wife, Ollie S. Foster,

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 the taxes for the year 1948 which have been pro rated and assumed by the grantees herein.

And we, Robert DeWitt Smith, Jr., and wife, Julia Quest 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 A. D. Foster and wife, Ollie S. Foster,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of September, 1948.

Robert DeWitt Smith Jr.

Julia Quest Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named Robert DeWitt Smith, Jr. and wife, Julia Quest Smith,

the bargainer 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 28th day of September, 1948.

Commission expires April 8th, 1952

Mrs. T. L. Ahearn
Notary Public

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