K 1641

WARRANTY DEED Form 1002 Published by Tennessee Title Company

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

- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Charleen Smith, unmarried and Dora Smith, a widow of the balance of an indebtedness in the amount of $4243.51, secured by a deed of trust on the property herein conveyed, executed by Alva G. Thaning and wife, to John C. Harlor & Louis Leftwich, Jr., Trustees, of record in book 1183, page 313, to secure Midland Mutual Life Ins., Co., one note dated May 18, 1946, for $4800.00, with interest at 4½% per annum, both principal and interest payable $36.72 monthly, beginning June 10, 1946, balance May 10, 1961; and the said Charleen Smith, unmarried and Dora Smith, a widow agree to assume a second mortgage the balance being in the amount of $1652.69, secured by a deed of trust executed by Alva G. Thaning and wife, to J. F. Jenkins, Tr., of record in book 1386, page 57, to secure 96 notes dated May 20, 1946, payable $28.92 monthly, with interest at 6% per annum, included, beginning June 20, 1946.

We, Alva G. Thaning and wife, Virginia V. Thaning
have bargained and sold, and by these presents do transfer and convey unto the said Charleen Smith, unmarried and Dora Smith, a widow
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 the North 1/2 of lot No. 101 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in book 421, page 7, Register's Office for said County.
Said part of said lot fronts 45 feet on the westerly side of 24th Avenue South and runs back between parallel lines 165 feet to a dead line.
Being the same property conveyed to Alva G. Thaning and wife, Virginia V. Thaning, by deed from James F. Jenkins and wife, of record in book 1389, page 615, 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 Charleen Smith, unmarried and Dora Smith a widow their heirs and assigns, forever.

And we do covenant with the said Charleen Smith, unmarried and Dora Smith, a widow 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 by taxes for the year 1948 which have been assumed by the Grantee.
And we, Alva G. Thaning and wife, Virginia V. Thaning
do further covenant and bind ourselve, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charleen Smith, unmarried and Dora Smith, a widow their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of October, 1948.

Alva G. Thaning

Virginia V. Thaning

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. J. Murphy, a Notary Public in and for said County and State, the within named Alva G. Thaning and wife, Virginia V. Thaning

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 5th day of Oct, 1948.

Commission expires Sept 8, 1952

P. J. Murphy
Notary Public

G 475