K 1712

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - $10.00- - - - - - - - - - - - -

- - - - - - - - - - - - - - -TEN AND NO/100- - - - - - - - - - - - - - - - - - - DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, CLYDE D. SMITH AND WIFE, DOROTHY F. SMITH have bargained and sold, and by these presents do transfer and convey unto the said WASHINGTON I. PATTERSON AND WIFE, LOU E. PATTERSON 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. 98 ON THE MAP OF AIRPORT ESTATES, AS OF RECORD IN BOOK 1130, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 98 FRONTS 70 FEET ON THE NORTHERLY SIDE OF PORTVIEW DRIVE AND RUNS BACK 171 FEET ON THE WESTERLY LINE AND 168 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CLYDE D. SMITH BY DEED FROM J. P. SHEFTALL AND H. D. FORRESTER OF RECORD IN BOOK 1677, PAGE 181, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WASHINGTON I. PATTERSON AND WIFE, LOU E. PATTERSON THEIR heirs and assigns, forever.

And WE do covenant with the said WASHINGTON I. PATTERSON AND WIFE, LOU E. PATTERSON 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, CLYDE D. SMITH AND WIFE, DOROTHY F. 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 WASHINGTON I. PATTERSON AND WIFE, LOU E. PATTERSON, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 26 day of MARCH, 1949.

Clyde D. Smith

Dorothy F. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Albert H. Phillips, a Notary Public in and for said County and State, the within named CLYDE D. SMITH AND WIFE, DOROTHY F. SMITH

the bargainors, 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 26 day of MARCH, 1949

Commission expires Oct 7, 1951

Albert H. Phillips
Notary Public

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