K 1759

WARRANTY DEED

For and in consideration of the sum of Thirteen Hundred Fifty and no/100 ($1350.00) **DOLLARS**

cash in hand to us paid by Z. T. Osborn, Jr. and wife, Dorothy Virginia Osborn, the receipt of which is hereby acknowledged, we, Homer K. Smithson, Jr. and wife, Marjorie G. Smithson,

have bargained and sold, and by these presents do transfer and convey unto the said Z. T. Osborn, Jr. and wife, Dorothy Virginia Osborn, 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. 17 of Block "P" on the plan of Tyne Meade Section 4, as of record in book 1424, page 25, Register's Office for said County, described as follows:

Beginning on the southerly margin of Wayland Drive at the corner of lots Nos. 16 and 17; thence with the line between said two lots, southwardly 236.8 feet to a point in the northerly line of lot No. 15; thence with said line, eastwardly 195.3 feet to the westerly margin of Beacon Drive; thence with said Drive, northwardly 196.2 feet to the beginning of a curve; thence around said curve in a northwesterly direction 23.63 feet to the southerly margin of Wayland Drive; thence with said Drive, westwardly 163.28 feet to the beginning.

Being the same property conveyed to Homer K. Smithson, Jr. and wife, Marjorie G. Smithson by deed from M. L. McMakin, Trustee, of record in book 1515, page 150, 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 Z. T. Osborn, Jr. and wife, Dorothy Virginia Osborn, their **heirs and assigns, forever.**

And we do convenant with the said Z. T. Osborn, Jr. and wife, Dorothy Virginia Osborn **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, Homer K. Smithson, Jr. and wife, Marjorie G. Smithson **do further convenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Z. T. Osborn, Jr. and wife, Dorothy Virginia Osborn, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 22nd **day of** September, 1949

s Homer K. Smithson Jr.

Marjorie G. Smithson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Z. T. Osborn, Jr. **a Notary Public in and for said County and State, the within named** Homer K. Smithson, Jr. **the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 22 **day of** September, 1949.

Commission expires 7-12-52

s Z. T. Osborn, Jr.
Notary Public

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