K 1759

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 2500.00

....Twenty-Five Hundred..... DOLLARS

Paid in cash by Freeman C. Smiley and wife, Genevieve Boyd Smiley, the receipt of which is hereby acknowledged.

We, Lell C. O'Saile and wife, Mary E. O'Saile have bargained and sold, and by these presents do transfer and convey unto the said Freeman C. Smiley and wife, Genevieve Boyd Smiley,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 10th. Civil District of Davidson County, Tennessee, described according to a copy of survey thereof made June 6, 1946, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the center line of Union Hill Road, at an iron spike at the Southwest corner of the property of Chas. Benton; thence with the center line of said Road, South 63 degrees 10' West 100 feet; South 65 degrees 50' West 100 feet; South 65 degrees 35' West 448.2 feet; South 67 degrees 58' West, 50 feet; South 80 degrees 46' West 79.7 feet to a spike at the Southeast corner of the K. Y. Binkley Property; thence with the East line of the same, North, 0 degrees 08' East 1661.5 feet to a point in the line of the Dick Jones Property; thence with his line, South, 89 degrees 50' East 691.2 feet to an old post at a concrete corner in the Westerly line of the Charles Benton Land; thence with his line, south 0 degrees 48' East 1357.2 feet to the beginning, containing 25.6 acres.

Being the same property conveyed to Lell C. O'Saile and wife, Mary E. O'Saile by deed from Louis G. Cole, Et Ux, recorded in Book 1416, page 450, Register's Office, Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Freeman C. Smiley & wife, Genevieve Boyd Smiley, their heirs and assigns, forever.

And We do covenant with the said Freeman C. Smiley & wife, Genevieve Boyd Smiley 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Freeman C. Smiley & wife, Genevieve Boyd Smiley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of May, 1948.

Lell C O'Saile

Mary E. O'Saile

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lily Mae Draper, a Notary Public in and for said County and State, the within named Lell C. O'Saile & wife, Mary E. O'Saile

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 Goodlettsville, Tennessee, this 14th. day of May, 1948.

Commission expires 4-13-52

Lily Mae Draper
Notary Public

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