K 1816

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 by E. W. Vivrette and wife, Ella Reed Vivrette, receipt of which is hereby acknowledged and other good and valuable considerations,

We, Clyde D. Smith and wife, Dorothy Smith have bargained and sold, and by these presents do transfer and convey unto the said E. W. Vivrette and wife, Ella Reed Vivrette their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being lot no. 91 on the Map of Airport Estates, as of record in book 1130, page 83, Register's Office for said County.

Said lot no. 91 fronts 69.7 feet on the north side of Portview Drive and runs back between lines 234.3 feet on the west line and 222.8 feet on the east line to a dead line in the rear on which it measures 70 feet.

Being part of the same property conveyed to Clyde D. Smith by deed from J. P. Sheftall and H. D. Forrester, of record in book 1784, page 449, said Register's Office.

Subject to restrictions of record in book 1394, page 143, which were recorded prior to February 15, 1950, and to the plan of record in book 1130, page 83, shows an Owner's Certificate, a 40-foot set-back line from Portview Drive and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. W. Vivrette and wife, Ella Reed Vivrette their heirs and assigns, forever.

And we do covenant with the said E. W. Vivrette and wife, Ella Reed Vivrette 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 for 1950 taxes.

And We, Clyde D. Smith and wife, Dorothy 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 E. W. Vivrette and wife, Ella Reed Vivrette their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 1st day of May, 1950.

Clyde D. Smith

Dorothy Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William H. Mercer, a Notary Public in and for said County and State, the within named Clyde D. Smith and Dorothy Smith

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 1st day of May, 1950.

Commission expires Jan. 12, 1954

Notary Public

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