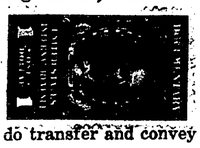
K 1875

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Six Hundred Dollars ($600.00)
and a promissory note for $300.00 (Three Hundred Dollars) payable in DOLLARS
90 days at 6% interest per annum being the balance due on within described property and title to said property to remain in said grantor, William B. Jakes, Sr. until said note is paid and cancelled.



we/I, William B. Jakes, Sr. and wife, Georgia D. Jakes have bargained and sold, and by these presents do transfer and convey unto the said Hettie D. Smith her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Lots No. 9 and ½ (one-half) of Lot No. 10 being the westerly half, being 25 feet. This property is in block 17, Dabbs and Elliot Subdivision, recorded in Book 547, page 127, R.O.D.C., Tennessee. Said Lot No. 9 fronts 50 feet of 30th Street and run back between parallel lines 144 feet to a ten foot alley in the rear. Said westerly ½ (one-half) of Lot No. 10 fronts 25 feet on 30th Street and runs back between parallel lines 144 ft. to a ten foot alley in the rear. Being part of the same property conveyed by deed from Life and Casualty Insurance Co., Nashville, Tennessee, to William B. Jakes, Sr. as recorded in book 1217, page 272 R.O.D.C., Tennessee March 8, 1945. The purchaser is hereby granted the privilege of making two one-half inch water tap connections to the water line of the Dupontonia Water Company adjacent to the above described property and agrees to accept and permit the installation of two standard water meters to be furnished and installed by the Dupontonia Water Company and paid for by the purchaser. All installation and connection charges of making the two one-half inch connections and installing the meter are to be borne by and paid by the purchaser, and purchaser agrees for himself, his heirs and assigns to pay the Dupontonia Water Company, its successors or assigns.
Sewerage Restrictions: The sewerage rights by virtue of sewer lines now on this property are not exclusive to the purchaser herein, but are hereby reserved for common use of other Dupontonia property with full right and privilege to make any connections thereto.

Taxes for the year of 1949 are to be paid by William B. Jakes, Sr.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hettie D. Smith her heirs and assigns, forever.
And we/I, William B. Jakes, Sr., and wife, Georgia D. Jakes do covenant with the said Hettie D. Smith that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And We/I, William B. Jakes, Sr., and wife, Georgia D. Jakes do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Hettie D. Smith her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of January, 1950.

Hettie D Smith
William B Jakes
Mrs Georgia D. Jakes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. S. Patton, a Notary Public in and for said County and State, the within named Hettie D Smith William B Jakes Mr & Mrs the bargainor 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 21 day of Jan 1950.

Commission expires Oct 1 1950

H. S. Patton
Notary Public

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