WARRANTY DEED

For and in consideration of the sum of - - - -($4,750.00)- - - - - - - - - - -

- - -FOUR THOUSAND SEVEN HUNDRED FIFTY & No/100ths- - - - - - **DOLLARS**

cash in hand paid by Rosie W. Batson, receipt of which is hereby acknowledged, we, Dewey A. Smith and wife, Frances E. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Rosie W. Batson

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

Being parts of Lots Nos. 1, 2 and 33 on the Plan of Kenmore Place, as of record in Book 332, pages 32 and 33, said Register's Office, and more particularly described according to a survey by George W. Watkins, Surveyor, March 29, 1951 as follows:

Beginning at a point on the northerly margin of Maxey Lane at the southwest corner of a lot conveyed by H. E. Waller and wife to R. H. Smith and wife by deed of record in Book 609, page 126 said Register's Office; thence with the said Smith's westerly line and in a northerly direction 106.3 feet to an iron pin; thence in a westerly direction 37 feet to an iron pin; thence in a southerly direction 109.5 feet to the northerly margin of Maxey Lane; thence along the northerly margin of Maxey Lane in an easterly direction 39.6 feet to the point of beginning.

Being the same property conveyed to Dewey A. Smith, et ux by deed from Emma Koonce Sanders and husband, J. J. Sanders of record in Book 1335, page 79, R. O. D. C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rosie W. Batson her heirs and assigns, forever.

And we do covenant with the said Rosie W. Batson 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, Dewey A. Smith and wife, Frances E. 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 Rosie W. Batson her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of April, 19 51.

Dewey A. Smith

Frances E. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. M. Ellerker, a Notary Public in and for said County and State, the within named Dewey A. Smith and wife, Frances E. Smith, the bargainer 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 office, this 20th day of April, 19 51.

Commission expires July 7, 1954.

H. M. Ellerker
Notary Public

JOSEPH & PARKES CO., NASHVILLE