For and in consideration of the sum of $ 7,052.17

Seven Thousand-Fifty-Two & 17/100 DOLLARS

of which Nine Hundred-Seventy-Five ($975.00) & NO/100 Dollars, has been paid in cash by Royce H. Cavender, the receipt of which is hereby acknowledged and for the remainder Six Thousand-Seventy-Seven ($6,077.17) & 17/100 Dollars, the said Royce H. Cavender has assumed the balance of a certain indebtedness in the original amount of Six Thousand-Two Hundred-Twenty-Five ($6,225.00) & NO/100 Dollars, secured by first Deed of Trust on the property hereinafter conveyed as of record in Book 1838, page 433, Register's Office for Davidson County, Tennessee, the balance being assumed as of this date being Six Thousand-Seventy-Seven ($6,077.17) & 17/100 Dollars, and payable Thirty-Two ($32.86) & 86/100 Dollars per month including principal and interest at four (4%) per cent.

We, Charles Robert Smith and wife, Georgia Earl Smith

have bargained and sold, and by these presents do transfer and convey unto the said Royce H. Cavender his 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. 203 on the Map showing subdivision of the Waters Place as of record in Book 332, pages 136 and 137, Register's Office for said County.
Said Lot No. 203 fronts 50 feet on the north side of Essex Avenue and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Charles Robert Smith and wife, Georgia Earl Smith by deed from Virgil H. Brown and wife, Marcie Brown of record in Book 1846, page 483, Register's Office for Davidson County, 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 Royce H. Cavender his heirs and assigns, forever.

And we do covenant with the said Royce H. Cavender 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 the above stated indebtedness, and 1951 taxes, prorated as of this date, and assumed by buyer.

And we, Charles Robert Smith and wife, Georgia Earl 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 Royce H. Cavender his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of May, 19 51.

Charles Robert Smith
Georgia Earl Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. J. Rubin, a Notary Public in and for said County and State, the within named Charles Robert Smith and wife, Georgia Earl Smith 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 Nashville, Tennessee, this 17th day of May, 1951

Commission expires 2-3-54

J. J. Rubin
Notary Public

36770

WARRANTY DEED

FROM Charles Robert Smith et ux

TO Royce H. Cavender

STATE OF TENNESSEE
DAVIDSON COUNTY
Received in Book No. 1974 Page 248
of 9:37 A.M. MAY 21 1951
Recorded in Book No. 1974 Page 248
Recorded May 21 1951 at 9:37 A.M.
JAMES H. WEAKLEY, Register
By Minnie Lindsay D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
CHESTERFIELD TITLE INSURANCE CORPORATION
of Richmond, Virginia