52214

WARRANTY DEED

FROM C. B. Smith

TO W. S. Smith

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received this 1 day of NOV 1951 at 2:10 P.M.
Recorded in Book 1267 Page 100
JAMES P. Wilson, Register
By [illegible] D.C.

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Eight Thousand and 00/100 - - - - - - - - ($8000.00) - DOLLARS,

Three Thousand and 00/100 ($3000.00) Dollars of which is paid in cash upon execution of this deed by W. S. Smith, my son, and the receipt of which is hereby acknowledged, and for the balance of Five Thousand and 00/100 ($5000.00) Dollars, I have made a gift to my said son in order to equalize him as to gifts which I have made and propose to make to my other children,

I, C. B. Smith, have bargained and sold, and by these presents do transfer and convey unto the said W. S. Smith, his heirs and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I: A tract of land containing by estimation 39-3/4 acres, in the 14th District on the Nashville and Richland or Harding Turnpike, it being the place wherein Franklin Jones now resides and by him and wife to us conveyed, bounded as follows:
Beginning at a small chestnut oak in a ridge, J. B. Hills corner; thence south 77½ degrees E. 69 poles to a small elm bush on ridge; thence N. 47 degrees E. 28 poles to a stake; thence N. 2½ degrees E. 32 poles to a stake; thence N. 32 poles to a stake in the road, J. B. Hills corner; thence W. 67 poles to a stake, Jane Burton's corner; thence S. 28 poles to a rock, said Burton's corner; thence W. 14 poles to a rock, said Burton's other corner; thence S. 4 poles to a stake in Reynold's, now Brown's line; thence E. 38 poles to a stake; thence S. 9 poles to a small chestnut oak (southward); thence W. 38 poles to a mountain oak on a steep hillside; thence S. 29½ poles to the beginning. Same being in the ninth, formerly the 14th, District of Davidson County, Tennessee.
Being the same property conveyed to William Forehand by deed from T. L. Herrin, Sr., et al, of record in Book 132, page 525, R.O.D.C. Tennessee.
Also a certain tract or parcel of land, containing 2-22/160 acres, more or less, by survey bearing date of the 7th day of April, 1890, lying in Davidson County, situate in the 14th Civil District of Davidson County, and State of Tennessee, and lying on the South side of Richland Turnpike, adjoining and bounded by the lands of William Forehand and A. Brown, as follows, to-wit:
Beginning at a stake in said Brown's East boundary line, 4 poles from Jane Burton's and William Forehand's corner, near a branch; thence south 9 poles with Brown's line to Forehand's corner; thence east 38