2093

WARRANTY DEED Form 1001 Published by Tennessee Title Company

APPROVED
C. H. BRILEY, JR.
ATTORNEY

For and in consideration of the sum of $ 10.00,

- - - - - - TEN AND NO/100 - - - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, - - - -

We, Reece L. Smith and wife, Marcella V. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said W. R. SMITH and wife, MARY GLADYS SMITH,

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

Being part of Lot No. 18 on the Map of Oak Hill Subdivision No. 1, as of record in Book 547, page 49, Register's Office for said County, and described according to a survey made May 17, 1951 and revised May 22, 1952, by Geo. W. Watkins, Surveyor, as follows:

Beginning at a point on the northerly margin of Battery Lane, 133 feet east of the southeast corner of the property conveyed to H. Wilson Estes and wife by deed from Annie S. Benedict, of record in Book 2011, page 407, said Register's Office; thence with the margin of said Lane eastwardly, along a slight curve, 133.5 feet to an iron pin in the westerly margin of a proposed roadway; thence with the margin of said roadway, as shown on said survey, north 2° 45' east 460 feet to an iron pin; thence north 70° 30' west 131 feet to a point which is 131 feet easterly from the easterly line of the Estes property above mentioned; thence south 2° 40' west 472 feet to the beginning, containing 1.44 acres, more or less.

Being part of the property conveyed to Reece L. Smith, Jr. and wife, Marcella V. Smith, by deed from Anne S. Benedict and husband, of record in Book 1976, page 241, said Register's Office .

The above described property is conveyed subject to the following restrictions, which shall be covenants running with the land:

Any residence erected on said property shall contain not less than 1000 square feet of floor space, or 900 square feet if built with attached garage; shall be of brick, stone or frame construction; and shall be reasonably in line with existing residences on the same side of said Battery Lane.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. R. Smith and wife, Mary Gladys Smith, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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, Reece L. Smith, Jr. and wife, Marcella V. 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 W. R. Smith and wife, Mary Gladys Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of August, 19 52.

Reece L. Smith

Marcella V. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Reece L. Smith, Jr. and wife, Marcella V. 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 16 day of August, 19 52.

Commission expires April 17, 1953

[illegible]
Notary Public

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