2093

For and in consideration of the sum of

----- Ten and no/100 ---------- DOLLARS

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Sam Stafford and wife, Ella M. Stafford,

have bargained and sold, and by these presents do transfer and convey unto the said Mary Belle James Smith, FOR HER SOLE USE AND BENEFIT, AND her 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 part of tract No. 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 162 on the plan of the sub-division of tracts Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a point on the easterly margin of Scalf Drive, which point is located 198.1 feet south from a concrete marker at the intersection of Scalf Drive and Roosevelt Avenue; thence easterly and parallel with Roosevelt Avenue with the dividing line between Lots Nos. 161 and 162, 159.7 feet to the common corner of lots Nos. 161, 162, 118 and 119; thence southerly and with the dividing line between Lots Nos. 117, 118 and 162, 100 feet to the common corner of Lots Nos. 162, 163, 116 and 117; thence 118 and 162, 100 feet to the common corner of Lots Nos. 162, 163, 116 and 117; thence westerly with the dividing lines between Lots Nos. 162 and 163 and parallel with the southerly margin of Roosevelt Avenue, 158.4 feet to the easterly margin of Scalf Drive; thence northerly, with the easterly margin of Scalf Drive, 100 feet to the point of beginning.
Being the same property conveyed to Sam Stafford and wife, Ella M. Stafford, by deed from John W. Anderson and wife, of record in Book 2091, page 37, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Belle James SMITH her heirs and assigns, forever.

And we do covenant with the said Mary Belle James SMITH 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, Sam Stafford and wife, Ella M. Stafford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Belle James, ~~her~~ Smith, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9 day of September, 19 52

x Sam Stafford

x Ella M Stafford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Josephine Haley, a Notary Public in and for said County and State, the within named Sam Stafford and wife, Ella M. Stafford

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 office, this 9 day of September, 1952

Commission expires 7-7-56

Josephine Haley
Notary Public

WARRANTY DEED

FROM
Sam Stafford and wife

TO
Ella M. Stafford

TO
Mary Belle James Smith

77349

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record SEP 9 1952
at 1:40 P.M. and recorded in Book 1940 Page 427
Fee $1.00
JAMES M. HAGAN, Register
By [illegible]

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company

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