K 2106

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt whereof is hereby acknowledged, WE, J. RALPH PAYNE and wife, LEATHA PAYNE, GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MILTON O. SMARTT AND WIFE, NONA H. SMARTT, THEIR HEIRS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

Beginning at the point where the Common Boundary of Lot #2 and Lot # 3 adjoins the boundary of Lot #42 as shown on Revised Plan, Section F, Village of Old Hickory, recorded December 30th, 1948, in Book 1424, Page 86, Register's Office for Davidson County, State of Tennessee and running along the common boundary of Lot #2 and Lot # 3 for a distance of Thirty-Two and Eighty-five One Hundreth's Feet to a point, Thence Running in a straight line to the Common Corner of Lots # 1, Lot # 37, Lot #42 and Lot # 2 as shown on said Revised Plan of Section "F", Thence running along the common boundary of Lot # 2 and Lot # 42 to the Beginning. All references as to lot numbers and common boundary of said lots are as shown on Revised Plan Of Section "F", Village of Old Hickory, Recorded December 30th, 1948, in Book 1424, Page 86, Register's Office for Davidson County, Tennessee.

Subject to and/or reserving one public utility easement as shown on Revised Plan Of Section "F" Village of Old Hickory, recorded December 30th, 1948, in book 1424 page 86, Register's Office of Davidson County, Tennessee, Said Revised Plan of Section "F" being made a part of this deed by reference thereto.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID MILTON O. SMARTT AND WIFE, NONA H. SMARTT, THEIR HEIRS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID MILTON O. SMARTT AND WIFE, NONA H. SMARTT, 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, J. RALPH PAYNE AND WIFE, LEATHA PAYNE, DO FURTHER COVENANT AND BIND OUR SELVES AND OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID MILTON O. SMARTT AND WIFE, NONA H. SMARTT, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 12 DAY OF January, 1950.

J. Ralph Payne

Leatha Payne

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