K 2134

For and in consideration of the sum of $ 10.00
- - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, we

H. Clyde Smith and wife, Ruby Lynch Smith

have bargained and sold, and by these presents do transfer and convey unto the said Robert D. Arnold and wife, Margaret E. Arnold

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

Being Lot No. 160 on the Plan of Battlewood, Section II, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 160 fronts 100 feet on the easterly side of Drummond Drive and runs back between parallel lines 200 feet to the right-of-way of the N. C. & St. L. Railroad.

Being part of the property conveyed to H. Clyde Smith and wife, Ruby Lynch Smith, by deed from Woodbine Homes, Inc., of record in Book 2104, page 357, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2022, page 400 and Book 1494, page 513, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Arnold and wife, Margaret E. Arnold their **heirs and assigns, forever.**

And we **do covenant with the said** Robert D. Arnold and wife, Margaret E. Arnold 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 taxes for 1953** which are pro rated and assumed by the purchaser.

And we, H. Clyde Smith and wife, Ruby Lynch 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** Robert D. Arnold and wife, Margaret E. Arnold their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 29 day of January, 19 53.

H. Clyde Smith

Ruby Lynch Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, **a Notary Public in and for said County and State, the within named** H. Clyde Smith and wife, Ruby Lynch 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 29th day of January, 19 53

Commission expires January 29, 1955

Jessie B Overton
Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM H. Clyde Smith, etux

TO Robert D Arnold, et ux

(Please put in Murphree Mtg box)

Recorded in Book 2137 Page 408 JAN 30 1953

$ 2.00

Published by TGT

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
TITLE INSURANCE CORPORATION
of Richmond, Virginia

89316

K 63