K 2141

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of -----($10.00)----------

~~-----Ten Dollars cash and other good~~ and valuable considerations---**DOLLARS**

Cash in hand paid by Joe M. O'Neal, receipt of which is hereby acknowledged, and assume the unpaid balance of a note in the original amount of $3,000.00 dated August 24, 1951, being fully described in a deed of trust executed by George L. Smith Jr and wife, Willene C. Smith, to Alex Pirtle, Jr. Trustee of record in Book 2051, page 265, R. O. D. C. Tennessee

We, George L. Smith, Jr., and wife, Willene C. Smith

have bargained and sold, and by these presents do transfer and convey unto the said

~~Joe M. O'Neal~~

his **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 Lot No. 12 and the northerly 25 feet of Lot No. 11 on the Plan of Gothard's Subdivision, as of record in Book 547, page 75, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 75 feet on the westerly side of Miami Avenue and run back both on lines to the low water mark of Cumberland River, the distance not being shown on said plan.

Being the same property conveyed to George L. Smith, Jr., and wife, Willene C. Smith by deed from Thomas F. Beasley and wife, Lera L. Beasley, of record in Book 2014, page 612, Register's Office for Davidson County, Tennessee.

Easement 15-feet wide for the joint use of a well located on Lot 4 in the Gothard Subdivision, together with the right of ingress and egress thereto, which well is for the use of the present owners of Lots 3 to 1, both inclusive, of said Subdivision, their heirs and assigns, which easement is a covenant running with the land. Said easement runs along the top of Cumberland River bluff.

Titel to the portion of the premises embraced within the high and low water mark of Cumberland River.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe M. O'Neal

his heirs and assigns, forever.

And We do covenant with the said Joe M. O'Neal

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, George L. Smith, Jr. and wife, Willene C. 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 Joe M. O'Neal

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8 day of April, 1953

George L. Smith Jr.

Mrs. Willene C. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut C. Gaston, a Notary Public in and for said County and State, the within named George L. Smith, Jr., and wife, Willene C. Smith

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 8 day of April, 1953

Commission expires January 23, 1957

Marbut C. Gaston
Notary Public

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