K 2141

For and in consideration of the sum of One Thousand - - - -

- - - - - -($1000.00) - - - - - **DOLLARS**

Paid in cash by Oliver W. Smith and wife Ernestine Smith, the receipt of which is hereby acknowledged

I, Bessie Berry Patterson, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Oliver W. Smith and wife Ernestine Smith, 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 31 on the map of E. T. Holman's sub-division of Lots Nos 41, 42 and 43 in Boyd McNairy's Plan, as of record in Book 161, page 2, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the northerly side of Scovel, or Madison Street, and runs back, between parallel lines, 150 feet to an alley.

A two-thirds undivided interest in premises was devised to Bessie Berry Patterson under the Will of Joe Patterson, of record in Will Book 54, page 493, County Court for Davidson County, Tennessee, and a one-third undivided interest in premises was conveyed to Bessie Berry Patterson by two deeds, one from Charles Pack, of record in Book 1906, page 15, and the other from Jim Pack, of record in Book 1905, page 609, 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 Oliver W. Smith and wife Ernestine Smith, their heirs and assigns, forever.

And I do covenant with the said Oliver W. Smith and wife Ernestine Smith that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the 1953 City and State and County Taxes, which the purchaser assumes and agrees to pay when due.

And I, Bessie Berry Patterson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Oliver W. Smith and wife Ernestine Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of February, 1953

Bessie Berry Patterson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martin E. Gilmore, a Notary Public in and for said County and State, the within named Bessie Berry Patterson, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of February, 1953

Commission expires July 7, 1954

Martin E. Gilmore
Notary Public

96094

WARRANTY DEED

FROM
Bessie Berry Patterson

TO
Oliver W. Smith and wife
Ernestine Smith

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 9 1953
at 4:27 o'clock P.M. No. 108
Noted in book 84 page 135
Recorded in book 3100 page 135
Recording Fee $1.00
JAMES P. WILSON, Register
By [illegible] D.C.

Guar... Company
Kansas ... Insurance Compan...
Ar... Building
... & Union
NASHVILLE, TENNESSEE

G 599