For and in consideration of the sum of Ten ($10.00) -No/100 DOLLA...

Cash in hand paid to me by Lauren B. Smith and wife, Virginia A. Smith the receipt of which is hereby acknowledged and for other good and valuable considerations, And for further considerations: the purchasers Lauren B. Smith and wife, Virginia A. Smith agree to assume and pay a loan now on the property the balance of which is $ 6,471.72, and is secured by a Deed of Trust of record in book 1817, page 485, R. O. D. C., Tennessee payments of which are due monthly to Provident Trust Co.

I, Florence F. Cohea, (my husband Eddie L. Cohea being now deceased) have bargained and sold, and by these presents do transfer and convey unto the said Lauren B. Smith and wife, Virginia A. Smith their 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.5 of Block "B" on the map of the Re-subdivision of Sunnymeade, as of record in book 974, page 56, R.O.D.C., Tennessee.

Said Lot No. 5 fronts 60 feet on the Southerly side of Ardee Avenue and runs back 140 feet on the easterly line and 142.2 feet on the westerly line to the northerly margin of lot No. 3 and measures 35 feet thereon.

Being the same property conveyed to Eddie L. Cohea and wife, Florence F. Cohea by deed from William M. Kizer and wife, of record in book 2016, page 435, R. O. D. C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lauren B. Smith and wife, Virginia A. Smith their heirs and assigns, forever.

And we do covenant with the said Lauren B. Smith and wife, Virginia A. 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 I, Florence F. Cohea, do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said ~~Lauren B. Smith and wife,~~ Virginia A. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th. day of September, 19 53

Florence F Cohea

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Florence F. Cohea

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 5th. day of September, 19 53

Commission expires July 6, 1954

James P. Wilson
Notary Public

WARRANTY DEED

FROM

Florence F. Cohea

TO

Lauren B. Smith and wife,

Virginia A. Smith

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record
SEP
Noted in Book
Recorded in Book
Recording Fee
JAMES R. WILSON, Register

Frank P. Reynolds, Atty