K 2272

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, receipt of which is hereby acknowledged, and the further consideration the grantees herein do hereby assume and agree to pay the unpaid principal balance of a loan secured by deed of trust executed by Walton B. Smith and wife, to Herbert S. Barclay, Trustee, of record in Book 2109, page 304, to secure Mortgage Company a note dated May 27, 1952, for $20,000.00.

we, Walton B. Smith and wife, Catherine Philpot Smith

have bargained and sold, and by these presents do transfer and convey unto the said Warren P. Gray and wife, Nancy Thompson Gray, 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. 8 on the Plan of Evergreen Heights, Part One, as of record in Book 1130, page 19, Register's Office for said County.

SaidLot 8 fronts 175 feet on the westerly side of Estes Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Walton B. Smith andwife, Catherine Philpot Smith, by deed from Richard H. Jones and wife, of record in Book 1278, page 75, said Register's Office.

Subject to restrictions of record in Book 1049, page546 and Book 1149, page 585; and plan of record in Book 1130, page 19, Register's Office for Davidson County,Tenn.

This deed is executed by Walton B. Smith, by his lawful Attorney-in-fact, Catherine Philpot Smith, pursuant to the Power and Authority vested in her by an instrument of record in Book_____ Page_____ Register's Office for Davidson County, 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 Warren P. Gray and wife, Nancy Thompson Gray, their heirs and assigns, forever.

And we do covenant with the said Warren P. Gray and wife, Nancy Thompson Gray 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 as set out herein and taxes for 1954 which have been prorated and assumed by purchasers.

And we Walton B. Smith and wife, Catherine Philpot 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 Warren P. Gray and wife, Nancy Thompson Gray, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22 day of March, 19 54.

Catherine Philpot Smith

Walton B. Smith
Walton B. Smith

By Catherine Philpot Smith
Attorney-in-fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Catherine Philpot Smith

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 Nashville, Tennessee, this 22 day of March, 19 54

NOTARY PUBLIC

My Commission Expires July 23, 1957

Frances T. Sperry
Notary Public

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