BK 2274

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Ten Thousand One Hundred Fifty and No/100 - ($10,150.00) - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Henderson Smiley, Jr. and wife, Thelma P. Smiley, the receipt of which is hereby acknowledged,

B. C. & E. Builders, Inc.,
a Tennessee Corporation with its principal office and place of business at Madison, Tennessee

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Henderson Smiley, Jr. and wife, Thelma P. Smiley

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. 72 on the Map of Rainbow Terrace Subdivision, Section V, of record in Book 2133, page 72, Register's Office for said County.
Said Lot No. 72 fronts 115 feet on the east side of Randy Road and extends back between lines 363.4 feet on the north line and 381.6 feet on the south line to a dead line in the rear measuring 150 feet thereon.
Being part of the same property conveyed to B. C. & E. Builders, Inc. by deed from J. R. Coarsey, Trustee, of record in Book 2092, page 575 and by deed of correction in Book 2150, page 259, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 2201, page 631, and the plan of record in Book 2133, page 72, Register's Office for said County, which shows a 40 foot set-back line from Randy Road and a 10 foot easement along rear for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henderson Smiley, Jr. and wife, Thelma P. Smiley their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Henderson Smiley, Jr. and wife, Thelma P. Smiley that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And B. C. & E. Builders, Inc. does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Henderson Smiley, Jr. and wife, Thelma P. Smiley their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF B. C. & E. BUILDERS, INC., a Corporation aforesaid has caused this ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ instrument to be executed by its duly authorized officers on this 5th day of April 1954.

B. C. & E. BUILDERS, INC.

Attest: William M. Blanton
William M. Blanton, Secty-Treasurer

By: J R Coarsey President
J. R. Coarsey, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, a Notary Public in and for said County and State, the within named ________

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

Witness my hand and official seal at office, this ______day of ______, 19___

Commission expires ______ Notary Public

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