K 2276

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dalton G. Wright and wife, Ollie Felts Wright,

have bargained and sold, and by these presents do transfer and convey unto the said EUGENE H. SMITH and wife, PATRICIA M. 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. 22 on the Map of Forest Acres Subdivision, Section Three, as of record in Book 1424, page 56, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Forest Acres Drive at the corner of Lots Nos. 21 and 22; thence with the line between said lots easterly 213.8 feet to a point; thence southerly 140.7 feet to the north margin of an unnamed Street; thence with the margin of the same westerly 131.8 feet to a point and continuing westerly 75.5 feet to the beginning of a curve; thence around said curve northwesterly 42.9 feet to the east margin of Forest Acres Drive; thence with the margin of the same northerly 162.6 feet to the point of beginning.

Being the same property conveyed to Dalton G. Wright and wife, Ollie Felts Wright, by deed from Charles Nelson, Executor under the Will of Sarah E. Baxter, deceased, of record in Book 1360, page 100, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1540, page 426, 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 Eugene H. Smith and wife, Patricia M. Smith, their heirs and assigns, forever.

And we do covenant with the said Eugene H. Smith and wife, Patricia M. 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, except by all 1954 taxes which the grantors herein assume and agree to pay.
And we, Dalton G. Wright and wife, Ollie Felts Wright do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eugene H. Smith and wife, Patricia M. Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of April, 1954.

Dalton G. Wright
Dalton G. Wright

Ollie Felts Wright
Ollie Felts Wright

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for said County and State, the within named Dalton G. Wright and wife, Ollie Felts Wright

LAWRENCE D. RICHARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Nashville, Tennessee, this 26 day of April, 1954

My commission expires May 1, 1954

Lawrence D. Richards
Notary Public

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