K 2276

For and in consideration of the sum of $ 10.00

---------- Ten and No/100 ---------- DOLLARS

cash in hand paid by Curtis W. Smith and wife, Mary W. Smith, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, F. B. McCoy and wife, Minnie May McCoy have bargained and sold, and by these presents do transfer and convey unto the said -- Curtis W. Smith and wife, Mary W. 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 the 7th Civil District of Davidson County, Tennessee, being lot No. 53 on the Plan of the Henry Sperry Subdivision, as of record in book 974, page 21, RODC, Tenn.
Said Lot No. 53 fronts 100 feet on the northerly side of Sperry Avenue and runs back 203 feet 1 inch on the westerly line and 218 feet on the easterly line to a dead line, measuring 101 feet 2 inches thereon.
Being the same property conveyed to F. B. McCoy and wife, Minnie May McCoy by deed from L. G. Sadler and wife, of record in book 2197, page 200, 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 Curtis W. Smith and wife, Mary W. Smith, their heirs and assigns, forever.

And we do covenant with the said Curtis W. Smith and wife, Mary W. 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 1954 taxes which the grantees assume & agree to pay, same having been prorated as of April 26, 1954.
And We, F. B. McCoy and wife, Minnie May McCoy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Curtis W. Smith and wife, Mary W. Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

X F B McCoy

Minnie May McCoy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. L. Stephens, a Notary Public in and for said County and State, the within named F. B. McCoy and Minnie May McCoy

the bargainor s, 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 26th day of April, 1954.

Commission expires July 31, 1955

Notary Public

17536

WARRANTY DEED

FROM F. B. McCOY ET UX

TO CURTIS W. SMITH ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Aug 27 day of APR 1954 at 1:57 o'clock P.M.
Noted in Book 1 Page 99
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By M. McGinley Dpty. Reg.



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