BK 2278

For and in consideration of the sum of $ 1250.00

---------TWELVE HUNDRED FIFTY AND NO/100 ----------DOLLARS

cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged,

we, Clarence H. Hutchison and wife, Mozelle Grimes Hutchison, have bargained and sold, and by these presents do transfer and convey unto the said RUSSELL HOWARD SMITH and wife, ANNIE RUTH 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. 17 on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Book 1424, pages 120 and 121, Register's Office for said County, and described as follows:
Beginning at a point in the northwesterly margin of Moss Trail Road, the common corner of Lots 17 and 18; thence with the line between said lots northwesterly 299.5 feet to a point; thence westerly 134.6 feet to a point; thence southwesterly 38.2 feet to the common corner of Lots 16 and 17; thence with the line between said lots, southwesterly, 406.1 feet to the margin of Moss Trail Road; thence with the margin of the same northeasterly 100 feet to the beginning.
Being the same property conveyed to Clarence H. Hutchison and wife, Mozelle Grimes Hutchison, by deed from Maggie L. Sowell, a widow, of record in Book 2085, page 400, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1762, page 511, and in Book 1783, page 35, 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 Russell Howard Smith and wife, Annie Ruth Smith, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 1954 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of May, 19 54.

Clarence H. Hutchison
Clarence H. Hutchison
Mozelle Grimes Hutchison
Mozelle Grimes Hutchison

STATE OF TENNESSEE
Davidson County

Personally appeared before me Mrs. Henry Schnupp, a Notary Public in and for said County and State, the within named Clarence H. Hutchison and wife, Mozelle Grimes Hutchison, 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 8 day of May, 19 54.

Commission expires Oct. 2, 1955

Mrs. Henry Schnupp
Notary Public

18994

WARRANTY DEED

G-94337 dh FROM CLARENCE H. HUTCHISON ET UX

TO RUSSELL HOWARD SMITH ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
May 11 day
A.D. 1954
at 12 o'clock M.
Book 1424 Page 14
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MEMORY

PG 13