K 2291

WARRANTY DEED Form 16-1 Published by Tennessee Title Company

For and in consideration of the sum of $ 6500.00

SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

Cash in hand paid by E. N. Richardson and wife Clara M. Richardson receipt of which is hereby acknowledged.

We, Woodrow W. Smith and wife, Mary Smith have bargained and sold, and by these presents do transfer and convey unto the said E. N. Richardson and wife Clara M. Richardson 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 13th, formerly 25th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2, 3, 5, 6 and 7 on the Map of Processioning Survey for W. L. Thompson Sub-division of the Elizabeth Curtis Estates, as of record in Book 332, page 14, Register's Office for said County, and described according to a survey thereof made by Ralph W. C. Lambert, Surveyor, June 26, 1954, as follows: Beginning at a point in the center line of Bull Run Road, at the common corner of Tracts 1 and 2; thence with the line between said Tracts, along a fence line, north 21° 30' west 420 feet to a locust, and continuing with the fence, north 3° east 760 feet to an oak tree; thence south 88° east 627 feet to a hickory; thence north 3° east 1550 feet to a stone; thence south 88° east 1300 feet to a stone in the west line of the lands of Watson and Copeland; thence with their west line, along a fence, south 1° 30' east 1295 feet more or less to a corner post, being the northeast corner of a 4-acre tract conveyed to Thos. T. Lowery and wife by deed of record in Book 1427, page 375; thence along Lowery's north line, south 60° 15' west 416 feet to a corner post; thence with Lowery's west line, along a fence, south 1° 30' west 16 feet to a point at the northeast corner of the land conveyed to Henry C. Seat and wife by deed of record in Book 2198, page 587, said Register's Office; thence along Seat's northerly line, south 60° 16' west 790 feet to a corner post, seat's northwest corner, in the east line of a tract of 4½ acres marked "Reserved" on said Lambert Survey; thence with the line of said Reserved Tract, as follows: North 38° west 400 feet to a twin walnut; thence north 88° west 275 feet to a 2-inch elm; thence south 20° east 600 feet to two wild cherries; thence south 32° 50' east 300 feet to the center line of Bull Run Road; thence with the center line of same, south 60° 15' west 578 to beginning, containing 51 acres, more or less. Being property conveyed to Woodrow W. Smith and wife, Mary Smith, by deed from E. F. Waller and wife, of record in Book 2023, page 497, 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 E. N. Richardson and wife, Clara M. Richardson their heirs and assigns, forever.

And we do covenant with the said E. N. Richardson and wife, Clara M. Richardson 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.

And We, Woodrow W. Smith and wife Mary 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 E. N. Richardson and wife, Clara M. Richardson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of July, 19 54

Woodrow W. Smith

Mary Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John Jeffords Jr, a Notary Public in and for said County and State, the within named Woodrow W. Smith and wife, Mary Smith

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 17th day of July, 19 54

Commission expires Oct 27, 1957

John Jeffords Jr
Notary Public

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