K 2436

Book 2436 Page 567

For and in consideration of the sum of $ 10.00 - - - - - -

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

cash in hand paid by grantees and other valuable and sufficient considerations, the receipt of which is hereby acknowledged, and for the balance the said grantees have expressly assumed and agree to pay a first mortgage, being in the original amount of $24,000.00, with the present balance being $22,324.32 after the June 1955 payment, said indebtedness being more fully described in and secured by a deed of trust executed by Beasley Smith & wife, Elizabeth Wade Smith, to E. E. Murrey, Trustee, as of record in Book 2205, page 525 to secure The First Mortgage Company of Nashville.

We, Beasley Smith and wife, Elizabeth Wade Smith have bargained and sold, and by these presents do transfer and convey unto the said - - William E. Miller and wife, Carolyn G. Miller, 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. 33 on the Plan of Section 1, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for said County.
Said Lot 33 fronts 289.6 feet on the southeasterly side of Jocelyn Hollow Road and runs back 619 feet on the northeasterly line and 649 feet on the southwesterly line, to a dead line, measuring 228.1 feet thereon, containing 3.8 acres.
Being the same property conveyed to Beasley Smith and wife, Elizabeth Wade Smith, by deed from West Meade Farms, Inc., as of record in Book 2150, page 465, RODC, Tennessee

This conveyance is made subjec to restrictions filed for record prior to Feb. 15, 1950, in Book 1427, page 19, RODC, Tenn.

The Plan of record in Book 1424, page 47, shows an Owner's Certificate, a 100 foot setback line from Jocelyn Hollow Road, a 10 foot easement along the southeasterly or rear line of the lot for public utilities and an easement for a branch or drain across the front of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. Miller and wife, Carolyn G. Miller, their heirs and assigns, forever.

And We do covenant with the said William E. Miller and wife, Carolyn G. Miller 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 1955 taxes which grantees assume & agree to pay, same having been prorated as of June 14, 1955, & above debt.

And We, Beasley Smith and wife, Elizabeth Wade 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 William E. Miller and wife, Carolyn G. Miller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14 day of June 19 55.

Beasley Smith

Elizabeth Wade Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Beasley Smith and Elizabeth Wade 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 14 day of June 19 55

Commission expires 7-22-58

Frankie Wilkes
Notary Public

G-102196 TT C 60716

WARRANTY DEED

FROM BEASLEY SMITH ET UX

TO WILLIAM E. MILLER ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of JUN A.D. 1955 at 4:20 o'clock P.M.
Noted in Book 2436 Page 233
Recorded in Book 2436 Page 567
Recording Fee $2.00
JAMES P. WILSON, Register
By Dept. Reg.

Engraved by the American Bank Note Co. of Richmond, Virginia

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