K 2441

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10,850.00) TEN THOUSAND EIGHT HUNDRED AND FIFTY & NO/100 DOLLARS

cash in hand paid to us by C. Reid Dowland and wife, Grace R. Dowland, the receipt of which is hereby acknowledged, we, Guild Smith, Jr., Bette Jean Smith Paul, Katherine Smith Coltra, Mary Frances Smith Srygley, Roberta Anne Smith Eastman, and Thelma Smith Baldwin, being all the heirs at law of Katherine R. Smith, deceased, have bargained and sold, and by these presents do transfer and convey unto the said C. REID DOWLAND and wife, GRACE R. DOWLAND, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning on the Southerly margin of Westmoreland Drive at the corner of Lots Nos. 41 and 42 on Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee; thence southeasterly with the line between said two lots 188 feet to the northerly margin of an alley; thence withe northerly margin of said alley easterly 35 feet to a point 5 feet westerly from the corner of lots Nos 40 and 41 on said plan; thence northerly 187 feet, more or less, to a point; thence with the southerly margin of said Drive westerly 100 feet to the beginning; being the westerly part of the lot conveyed by E. L. Hampton and wife, Lulu Hampton to P. DePierri by deed bearing date of May 15, 1922, said deed being of record in Book 596, Page 251, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Guild Smith and wife, Katherine E. Smith by P. DePierri and wife, Annie W. DePierri by deed dated October 1st, 1927 and recorded January 10, 1929 in Book 836, page 143, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said heirs and assigns, forever.

And we do covenant with the said C. Reid Dowland and wife, Grace R. Dowland 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 for the lien of 1955 taxes which are not yet due and payable. And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. Reid Dowland and wife, Grace R. Dowland, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 7th day of June, 1955.

Katherine Smith Coltra — Bette Jean Smith Paul

Roberta Anne Smith Eastman — Thelma Smith Baldwin

Guild Smith, Jr. — Mary Frances Smith Srygley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Holt L. Alexander, a Notary Public in and for said County and State, the within named Guild Smith, Jr., Bette Jean Smith Paul, Katherine Smith Coltra, Mary Frances Smith Srygley, Roberta Anne Smith Eastman, and Thelma Smith Baldwin, the bargainor, 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 7th day of June, 1955.

Commission expires April 24th, 1958.

Holt L. Alexander
Notary Public

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