K 2445

WARRANTY DEED

For and in consideration of the sum of Six Thousand Six Hundred Fifty and no/100 - DOLLARS cash in hand paid by the grantees, the receipt of which is hereby acknowledged, we

E. W. Adams and wife, Jessie Sterry Adams - - - - - - - - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said Carl E. Smith and wife, Ethel Smith, their - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Two tracts of land in the 10th civil District of Davidson County, Tennessee, situated in the Town of Goodlettsville, described as follows:

FIRST TRACT: Beginning at a point in what is known as Bell Street and T. L. Hardcastle's northwest corner; thence with T. L. Hardcastle's line south 27° east 180 feet to Mrs. Annie C. Roscoe's line; thence south with Mrs. Annie C. Roscoe's line 85½° west 99-3/4 feet to D. E. McCoin's line; thence north with D. E. McCoin's line, 171 feet to Bell Street; thence with Bell Street about 16 feet to the beginning point.

SECOND TRACT: Beginning at a point 4 feet north of D. E. McCoin's northeast corner; running in a straight line 125 feet, more or less, to a point in the margin of an unnamed street, which point is 12 feet, more or less, west of T. L. Hardcastle's northwest corner; thence with the margin of said street, west 108 feet, more or less, to a point; thence south with J. W. McCoin's line 130 feet, more or less, to a point 4 feet north of D. E. McCoin's north boundary line; thence in a straight line 108 feet, more or less to the beginning.

Being the same property conveyed to E. W. Adams and wife, by deed from D. E. McCoin and wife, of record in Book 1077, page 514, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl E. Smith and wife, Ethel Smith, their - heirs and assigns, forever.

And we do covenant with the said Carl E. Smith and wife, Ethel 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.

And we, E. W. Adams and wife, Jessie Sterry Adams, - - - - - - - - - - do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carl E. Smith and wife, Ethel Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th (12th) day of August, 19 55

E. W. Adams

Jessie Sterry Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Helen S. Draper, a Notary Public in and for said County and State, the within named E. W. Adams and wife, Jessie Sterry Adams, - 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 office, this 12 day of August, 1955

Commission expires Feb. 15, 1958 — Helen S. Draper
Notary Public

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