K 2447

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Seven Hundred and no/100----($11,700.00) DOLLARS

We, Russell H. Smith and wife, Annie Ruth Smith -- have bargained and sold, and by these presents do transfer and convey unto the said Richard Allen Seat and wife, Annie Smith Seat, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Two, Aldrich Heights, as of record in Book 2133, page 128, Register's Office for said County. Said Lot 45 fronts 100 feet on the southerly side of Ewing Lane, and runs back 304.09 feet on the westerly line and 300 feet on the easterly line, to a dead line, measuring 120.76 feet thereon.

Being the same property conveyed to Russell H. Smith and wife, Annie Ruth Smith, by deed from Woodbine Homes, Inc., as of record in Book 2344, page 411, 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 Richard Allen Seat and wife, Annie Smith Seat, their heirs and assigns, forever.

And we do covenant with the said Richard Allen Seat and wife, Annie Smith Seat 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 Russell H. Smith and wife, Annie Ruth Smith do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard Allen Seat and wife, Annie Smith Seat, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 17th day of August 19 195

Russell H. Smith

Annie Ruth Smith

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