K 2448

WARRANTY DEED

For and in consideration of the sum of ******** $10,000.00 **********

TEN THOUSAND AND NO/100 ---------- DOLLARS

Cash in hand paid by Howard L. Gibson and Andrew B. Gibson, receipt of which is hereby acknowledged,

we, Lawrence E. Smith and wife, Sadie Smith have bargained and sold, and by these presents do transfer and convey unto the said Howard L. Gibson and Andrew B. Gibson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 1 on the Plan of Overton's Oxmoor Tract, as of record in book 21, page 96, Register's Office for said County, described as follows:
Beginning on the westerly line of said Lot No. 1 at a point 175 feet north of the northerly margin of River, formerly Sycamore, Street; thence north 9° east 550.935 feet; thence north 45° west 429 feet to low water mark of the Cumberland River; thence up said River with its meanders eastwardly 404.25 feet to the corner of lots Nos. 1 and 2; thence with the line between lots Nos. 1 and 2, south 5° 10' west 942.975 feet to a point 175 feet north of the northerly margin of Willow Street; thence westwardly 132 feet, more or less to the beginning.
Being the same property conveyed to Lawrence E. Smith and wife, Sadie Smith by deed from J. R. Blacksmith and wife, of record in book 2017, page 551, said Register's Office.

This is subject to flowage easement of record in book 2154, page 71, said Register's Office and also to a sewer easement of record in book 2297, page 129, 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 Howard L. Gibson and Andrew B. Gibson their heirs and assigns, forever.

And we do covenant with the said Howard L. Gibson and Andrew B. Gibson 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 taxes for 1955 which have been prorated and assumed by the purchasers.

And we, Lawrence E. Smith and wife, Sadie 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 Howard L. Gibson and Andrew B. Gibson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of August 19 55

Lawrence E Smith,
Sadie Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me E. B. Walton, a Notary Public in and for said County and State, the within named Lawrence E. Smith and wife, Sadie 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 office, this 31 day of August 19 55

Commission expires April 21st, 1957 E. B. Walton
Notary Public

G 119