K 2485

WARRANTY DEED

For and in consideration of the sum of

Seventeen Hundred -($1700.00)---------- and no/100 DOLLARS

cash in hand paid by Woodrow W. Smith and wife Eva P. Smith, the receipt of which is hereby acknowledged, we, Frank P. Dixon and wife Velma L. Dixon

have bargained and sold, and by these presents do transfer and convey unto the said Woodrow W. Smith and wife Eva P. Smith, 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. 64 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 64 fronts 80.07 feet on the west side of Beaumont Drive and runs back between lines, 152.16 feet on the south line and 163.47 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 79.07 feet.

Being the same property conveyed to Frank P. Dixon and wife Velma L. Dixon by deed from Thos. E. Hoover and wife Alberta Hoover, of record in deed book No. 2441 page 51, said Register's office of Davidson County, Tenn.

This conveyance is subject to restrictions of record in Book 2204 page 47 and plan of record in Book 2133, page 75, 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 Woodrow W. Smith and wife Eva P. Smith, their heirs and assigns, forever.

And we do covenant with the said Woodrow W. Smith and wife Eva P. 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, Frank P. Dixon and wife Velma L. Dixon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Woodrow W. Smith and wife Eva P. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this ~~5th~~ 10 day of December, 1955.

Frank P. Dixon

Velma L. Dixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Frank P. Dixon and wife Velma L. Dixon

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 10 day of December, 1955.

HUGH J. BRADLEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires April 21, 1959

Hugh J. Bradley
Notary Public

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