K 2499

**WARRANTY DEED**

For and in consideration of the sum of ---------$10.00----------
---------TEN AND NO/100---------DOLLARS
CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, J. CLAUD SMITH AND WIFE, BILLIE KATHERINE SMITH,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS THEODORE PARKES AND WIFE, PEGGY T. PARKES, 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. 77 ON THE PLAN OF TWIN LAWN SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ANDMORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 77 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF LAKELAND DRIVE; THENCE IN A SOUTHERLY DIRECTION 121 FEET TO A POINT, THE POINT AT THE REAR OF THE LOT; THENCE IN A WESTERLY DIRECTION 107.1 FEET TO A POINT ON THE EASTERLY SIDE OF COLFAX DRIVE; THENCE IN A NORTHERLY DIRECTION, 106.3 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE ARGUND SAID CURVE IN A NORTHEASTERLY DIRECTION, 39 FEET TO A POINT ON THE SOUTHERLY SIDE OF LAKELAND DRIVE; THENCE ALONG SAID DRIVE IN AN EASTERLY DIRECTION 118.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO J. CLAUD SMITH, BY DEED FROM CHARLES A. WHEELER, JR. AND MILLER G. KIMBROUGH, TRUSTEES, AS OF RECORD IN BOOK 2400, PAGE 224, 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 THOMAS THEODORE PARKES AND WIFE, PEGGY T. PARKES, THEIR heirs and assigns, forever.

And WE do covenant with the said THOMAS THEODORE PARKES AND WIFE, PEGGY T. PARKES 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, J. CLAUD SMITH AND WIFE, BILLIE KATHERINE 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 THOMAS THEODORE PARKES AND WIFE, PEGGY T. PARKES, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 11TH day of APRIL, 19 56

J. Claud Smith

Billie Katherine Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Gadsden, a Notary Public in and for said County and State, the within named J. CLAUD SMITH AND WIFE, BILLIE KATHERINE 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 11TH day of APRIL, 1956

Commission expires JANUARY 26, 1959

James A. Gadsden
Notary Public

G 599