BK 2536

WARRANTY DEED

For and in consideration of the sum of ($10.00)

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

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Clarence H. Waldron and Daniel Smerchek,Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Small,Jr., and wife, Beulah H. Small, 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. 107 on the plan of Bellshire Estates, Section 4, as of record in book 2133, page 113, Register's Office for said County.

Said lot No. 107 fronts 147 feet on the southeasterly margin of Westchester Drive and runs back between lines, 421.7 feet on the southwesterly line and 437.5 feet on the northeasterly line, to a dead line in the rear on which is measures 65 feet.

Being part of the property conveyed to Clarence H. Waldron and Daniel Smerchek,Jr., by deed from Bellshire Properties,Inc., of record in book 2336, page 99, said Register's Office.

This conveyance is made subject to restrictions of record in book 2294, page 346, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utility purposes along rear line of premises, 100-foot building setback line from Westchester Drive, and conditions of owners certificate, as shown on plan in book 2133, page 113, 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 Robert E. Small,Jr., and Beulah H. Small, their

heirs and assigns, forever

And we do covenant with the said Robert E. Small,Jr., and wife, Beulah H.Small

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, Clarence H. Waldron and Daniel Smerchek,Jr.,

do further covenant and bind curselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Small,Jr., and wife, Beulah H. Small, their heirs and assigns against the lawful claims of all persons, whomsoever

Witness our hand this 12th day of April 19 56.

Clarence H. Waldron

Daniel Smerchek Jr.

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 Clarence H. Waldron and Daniel Smerchek,Jr.

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 12th day of April 19 56.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

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