WARRANTY DEED Form 1091 **Published by Tennessee Title Company**

For and in consideration of the sum of $

TEN & 00/100 ($10.00) ---------- **DOLLARS**

cash in hand paid by Andrew C. Funk and wife, Julia W. Funk, and other good and valuable considerations, the receipt of which is hereby acknowledged, and further the said Andrew C. Funk and wife, Julia W. Funk, assume and agree to pay the unpaid balance of a note, dated Jan. 31, 1956, originally for $12,500.00, secured by a deed of trust executed by Kenneth A. Smith and wife to E. E. Murrey, Jr., Trustee, of record in Book 2479, page 74, Register's Office, Davidson County, Tennessee,

We, KENNETH A. SMITH AND WIFE, DOROTHY SMITH,

have bargained and sold, and by these presents do transfer and convey unto the said ANDREW C. FUNK AND WIFE, JULIA W. FUNK, 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 the easterly 68 feet of Lot No. 7 and the westerly 16 feet of Lot No. 8 on the Map of Leonte Subdivision, not of record, and described according to a copy of a survey thereof made December 1936 and March 1938, by W. B. Southgate, Surveyor, as follows:

BEGINNING at a point on the south side of 5th Street 684 feet west of the westerly margin of 10th Avenue South; thence with the margin of said Street westerly 84 feet; thence southerly 200 feet; thence easterly 84 feet; thence northerly 200 feet to the point of beginning.

Being the same property conveyed to Kenneth A. Smith and wife, Dorothy Smith, by deed from John P. Gifford and wife, of record in Book 2485, page 545, said Register's Office.

The above property is conveyed subject to restrictive covenants of record in Book 1106, page 575, said Register's Office.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew C. Funk and wife, Julia W. Funk, their

heirs and assigns, forever.

And we **do covenant with the said** Andrew C. Funk and wife, Julia W. Funk

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 for mortgage set forth above

And we, Kenneth A. Smith and wife, Dorothy 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** Andrew C. Funk and wife, Julia W. Funk,

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 7 **day of** August, 19 57.

Kenneth A. Smith

Dorothy Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Kenneth A. Smith and wife, Dorothy 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 Nashville, Tennessee, this 7 day of August, 19 57.

Commission expires February 24, 1957

L. W. Carney
Notary Public