K 2603

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W. F. Carr and wife, Dorothy Carr,

have bargained and sold, and by these presents do transfer and convey unto the said FRANCES W. SMITHSON, her heirs and assigns, a certain tract or parcel of land in the Twelfth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 on the Plan of Section One, Hillhurst Acres, of record in Book 2331, page 51, Register's Office for said County, and described as follows: BEGINNING at a point in the westerly margin of Rich Acres Drive at the corner of Lots 32 and 47; thence with the margin of said Drive northerly 140 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument in the south margin of a 50-foot unnamed Street; thence along the margin of said street westerly 130.9 feet to a concrete monument; thence southerly along the rear of Lot 32, 164.1 feet to a corner of said lot and Lot 47; thence with the line between said lots easterly 148.5 feet to the point of beginning.

Being part of the property conveyed to W. F. Carr and wife, Dorothy Carr, by deed from Richmond Homes, Inc., of record in Book 2451, page 506, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2444, page 32, and in Book 2446, page 47, 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 Frances W. Smithson, her heirs and assigns, forever.

And we do covenant with the said grantee 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 by 1956 taxes, which the grantee herein assumes and agrees to pay.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8 day of Dec., 19 56

W. F. Carr

Dorothy Carr

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, LOUISE S. CASH, a Notary Public in and for said County and State, the within named W. F. Carr and wife, Dorothy Carr

the bargainors, 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 8 day of Dec, 19 56

Commission expires July 24 1957

Louise S. Cash
Notary Public

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