BK. 2635

WARRANTY DEED — BEAU E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and No/100 DOLLARS ($), Cash in hand paid and other good and valuable considerations, recipt of which is hereby acknowledged and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of two notes in the amount of $7,700.00 to Purchase Money Trustee payable to Guaranty Mortgage Company executed by Frederick G. Kluss, et ux on September 13, 1949 and secured by deed of trust of record in book 1714, page 101, and book 1[illegible] page 127, Register's Office for Davidson County, Tennessee.

I, John Buford Turner

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dennie G. Smith et ux Mary E. Martin Smith

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 15 and the westerly 1/2 of lot No. 16 on the Map of Mire Meadows, of record in book 1424, page 94 and 95, R. O. D. C., Tennessee.

Said lot No. 15 and part of said lot No. 16 adjoin and front together 97.5 feet on the north side of Hermit Drive and runs back between lines 201 feet on the west line of lot No. 15 and 195 feet, more or less, on the east line of part of lot No. 16 to a dead line in the rear on which they measure 97.68 feet.

Being the same property conveyed by Frederick G. Kluss et ux to John Buford Turner by deed of record in book 2339, page 17, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 16 day of January, 1957

John Buford Turner
Lois P. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Buford Turner and wife, Lois P. Turner

the bargainor(s) with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of January, 1957

My commission expires: 6-2-60 — Wayne Hammontree, Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of JAN A.D. 1957 at 8 o'clock A.M. and recorded in Book 2635 Page 491
JAMES P. WILSON, Register
By [illegible] D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE
Graham E. Boyce, Atty.

WARRANTY DEED
From John Buford Turner
To Dennie G. Smith, et ux
28181
Book Title 6

BK. 2635 PG. 21