K 2639

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Three Hundred and No/100 ----------
----------$12,300.00 ----------**DOLLARS**
Cash in hand paid by Henry F. Smith and wife, Betty D. Smith, the receipt of which is hereby acknowledged, we,

Clarence E. Elrod and wife, Elaine C. Elrod

---------- **have bargained and sold, and by these presents do transfer and convey unto the said** Henry F. Smith and wife, Betty D. Smith

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. 72 on the Map of Elm Hill Acres, of record in Book 2331, pages 67 and 68, Register's Office for said County, described as follows:
Lot No. 72; Beginning at a point in the westerly margin of Wanda Drive, common corner of Lots Nos. 72 and 73; thence with the line between said two lots, in a westerly direction, 140 feet to the common corner of Lots Nos. 71, 72 and 73; thence with the line between Lots Nos. 71 and 72, in a northerly direction, 125 feet to a point in the southerly margin of Crystal Drive, common corner of Lots Nos. 71 and 72; thence with the margin of Crystal Drive, in an easterly direction, 120 feet to the beginning of a curve; thence around said curve, in a southeasterly direction, 31.42 feet to a point in the westerly margin of Wanda Drive; thence with the margin of said Drive, in a southerly direction, 105 feet to the point of beginning.
Being part of the property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from J. R. Coarsey, Trustee, of record in Book 2486, page 488, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry F. Smith and wife, Betty D. Smith
---------- their **heirs and assigns, forever.**

And We **do covenant with the said** Henry F. Smith and wife, Betty D. Smith
---------- **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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Clarence E. Elrod and wife, Elaine C. Elrod
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Henry F. Smith and wife, Betty D. Smith
---------- their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 22nd **day of** February **, 19** 57

Clarence E. Elrod

Elaine C. Elrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison **, a Notary Public in and for said County and State, the within named** Clarence E. Elrod and wife, Elaine C. Elrod
---------- **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 22nd **day of** February **, 19** 57

Commission expires February 4, 1958

A. M. Tenison.
Notary Public

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