BK 2644

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 CARROLL SMITH, JR. and wife, BETTY L. SMITH, and other good and valuable considerations, receipt of which is hereby acknowledged;

MAYFAIR HOMES, INC.

has ~~have~~ does bargained and sold, and by these presents do transfer and convey unto the said Carroll Smith, Jr. and wife, Betty L. Smith

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 39 on the Plan of Whispering Hills, Section One, as of record in Book 2331, page 83, said Register's Office.

Said Lot No. 39 fronts 88 feet on the southerly side of Highcrest Drive and runs back between lines measuring 253 feet on the westerly line and 262 feet on the easterly line, to a dead line in the rear, measuring 88.6 feet thereon.

Being part of the same property conveyed to Mayfair Homes, Inc., by deed from Andrew Ewing, Trustee, of record in Book 2595, page 135 Register's Office for said County.

This conveyance is subject to plan and easements of record in Book 2331, page 83, and subject to restrictive covenants of record in Book 2481, page 499, all in 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 Carroll Smith, Jr. and wife, Betty L. Smith their heirs and assigns, forever.

And Mayfair Homes, Inc. does / ~~do~~ covenant with the said Carroll Smith, Jr. and wife, Betty L. Smith that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered, except taxes for 1957 which are prorated and assumed by the grantees herein.

And Mayfair Homes, Inc. does ~~do~~ further covenant and bind itself, its successors and assigns / ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Carroll Smith, Jr. and wife, Betty L. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, Mayfair Homes, Inc., has caused this instrument to be executed by its duly authorized officer, this 12th day of April, 1957.

~~Witness hand this day of~~ 19 .

MAYFAIR HOMES, INC.

By: Albert Inman
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , 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 , Tennessee, this day of , 19

Commission expires

Notary Public

PG 193