K 2646

WARRANTY DEED 9-6123 BEAU E. FOLK, JR., FORM NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by John Loyd Hutcheson and wife, Virginia Wood Hutcheson, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said John Loyd Hutcheson and wife, Virginia Wood Hutcheson of the balance owing under the terms of a deed of trust executed by Albert D. Smith and wife, Helen Smith, to Herschel Greer, Trustee, of record in Book 2412, page 621, Register's Office for Davidson County, Tennessee, which was given to secure payment of one note dated May 18, 1955, for the principal sum of $11,000.00, and payable to the order of Guaranty Mortgage Company, of Nashville, we

ALBERT D. SMITH AND WIFE, HELEN SMITH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN LOYD HUTCHESON AND WIFE, VIRGINIA WOOD HUTCHESON, their

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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of Berrywood Subdivision, as of record in Book 1835, page 24, Register's Office for said County.

Said Lot No. 60 fronts 73.4 feet on the south side of Larmon Drive (Avenue) and runs back between lines, 182.1 feet on the west line and 182.feet on the east line, to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to Albert D. Smith and wife, Helen Smith, by deed from Folk-Jordan Company, Inc., of record in Book 2399, page 483, 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 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 11th day of May, 1957

Albert D. Smith

Helen Smith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Phillip E Cole, a Notary Public in and for the State and County aforesaid, personally appeared the within named Albert D. Smith and wife, Helen 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 the 11th day of May, 1957

Phillip E Cole
Notary Public

My commission expires July 29, 1957

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 14 day of May A.D. 1957 at 9 o'clock A.M.
and recorded in Book 2646 Page 76
Recording Fee $2.00
JAMES P. WILSON, Register
By Phillip E Cole D.R.

Nashville Title Company
WARRANTY DEED
G - 6123
From
ALBERT D. SMITH, ET UX
To
JOHN LOYD HUTCHESON, ET UX
39062

G 572