K 2649

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Nineteen Thousand Four Hundred Fifty and No/100 ----

----------$19,450.00 ----------**DOLLARS**

Cash in hand paid by Charlie Ray Smith and wife, Marlene J. 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** Charlie Ray Smith and wife, Marlene J. 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. 12 on the Map of McGavock Heights Subdivision, Section I, as of record in Book 2330, page 70, Register's Office for said County.
Said Lot No. 12 fronts 120 feet on the southerly side of Meadowwood Drive and runs back 198.9 feet on the westerly line and 198.8 feet on the easterly line to a dead line, measuring 120 feet thereon.
Being a part of the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from Robert J. Gardner and wife, of record in Book 2543, page 296, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie Ray Smith and wife, Marlene J. Smith their **heirs and assigns, forever.**

And we **do covenant with the said** Charlie Ray Smith and wife, Marlene J. 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** Charlie Ray Smith and wife, Marlene J. Smith their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 6th **day of** June, 19 57

Clarence E. Elrod

Elaine C. Elrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigen, Jr., **a Notary Public in and for said County and State, the within named** Clarence E. Elrod and wife, Elaine C. Elrod

the bargainor, 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 6th **day of** June, 1957

Commission expires January 28, 1958

James R. Pearigen, Jr.
Notary Public

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