64751

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 -

Ten & No/100 -DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by Herbert Dunavant, Jr., and wife, Mary E. Dunavant, of the balance of an indebtedness secured by a Deed of Trust on the property herein conveyed, executed by Richland Homes, Inc., to Hersehel Greer, Trustee, of record in book 1589, page 377, Register's Office for Davidson County, Tennessee; and the said Herbert Dunavant, Jr., and wife, Mary E. Dunavant agree to assume the balance of a second Deed of Trust on the property herein conveyed, of record ~~have bargained and sold, and by these presents do transfer and convey unto the said~~ in book 1592, page 627, Register's Office for said County, which mortgages the ~~heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:~~ purchasers hereby assume and agree to pay, we, Robert R. Smith and wife, Elizabeth S. Smith have bargained and sold, and by these presents do transfer and convey unto the said Herbert Dunavant, Jr., and wife, Mary E. Dunavant, 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. 2 of Block "K" on the Map of Croleywood Subdivision, Section One, as of record in book 1130, page 65, said Register's Office.
Said lot No. 2 fronts 60 feet on the northeasterly side of Croley Drive and runs back 154.5 feet on the northerly line and 145 feet on the southerly line to a dead line, measuring 60.5 feet thereon.
Being the same property conveyed to Robert R. Smith and wife, Elizabeth S. Smith by deed from Flynn E. Derryberry and wife, Mae R. Derryberry, as of record in book 1731, page 155, Register's Office for Davidson County, Tennessee.

2689

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Dunavant, Jr., and wife, Mary E. Dunavant their heirs and assigns, forever.

And we do covenant with the said Herbert Dunavant, Jr., and wife, Mary E. Dunavant 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.

And we, Robert R. Smith and wife, Elizabeth S. Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herbert Dunavant, Jr., and wife, Mary E. Dunavant their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 12th day of July, 1957

Robert R. Smith

Elizabeth S. Smith