BK 2696

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ----------DOLLARS

----------TEN AND NO/100----------

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Feb. 1, 1957, executed by the grantors herein, payable to Home Federal Savings & Loan Association, for the original sum of $3,600.00, with interest at 5% per annum, and 1% service fee, principal, interest and service fee, all payable $39.97 monthly, beginning March 1, 1957, and secured by a deed of trust of record in Book 2584, page 151, Register's Office for Davidson County, Tennessee,

WE, CLIFFORD SMITH AVRIT AND WIFE, DORIS WANNELLE GRUBBS AVRIT,

have bargained and sold, and by these presents do transfer and convey unto the said IRBY M. SMITH, JR., AND WIFE, OPAL F. SMITH their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being in the 2nd, formerly 5th, Civil District and being described according to a copy of a survey thereof made Feb. 18, 1954, by George W. Watkins, Surveyor, as follows: BEGINNING at a stake in the center line of Reynolds Road opposite a fence line at the southeast corner of the Church lot, being the northwest corner of the property conveyed to Merriwether by deed of record in Book 836, page 286, Register's Office for said County; thence with the center of said road, North 16° 30' East 130 feet to a spike; thence South 75° 40' East 670 feet to an iron pin; thence South 16° 30' West, passing through a pond, 130 feet to an iron pin in a fence line, being Merriwether's north line; thence with his north line, North 75° 40' West, 670 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Clifford Smith Avrit and wife, Doris Wannelle Grubbs Avrit, by deed from Berry A. Dobson and wife, as of record in Book 2249, page 476, said Register's Office, and by deed of correction in Book 2647, page 191, 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 IRBY M. SMITH, JR., AND WIFE, OPAL F. SMITH their heirs and assigns, forever.

And we do covenant with the said IRBY M. SMITH, JR., AND WIFE, OPAL F. 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 as hereinabove set out, and by 1957 taxes, which the grantees herein assume and agree to pay.

And we, Clifford Smith Avrit and wife, Doris Wannelle Grubbs Avrit do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of September, 1957.

Clifford Smith Avrit

Doris Wannelle Grubbs Avrit

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Clifford Smith Avrit and wife, Doris Wannelle Grubbs Avrit, the bargainors, 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 6th day of September, 1957.

Commission expires April 23, 1958

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

PG 367