BK 2697

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid by Fletcher A. Smith and wife, Mary S. Smith, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Fletcher A. Smith and wife, Mary S. Smith of the balance owing under the terms of a vendor's lien retained in deed from Frances A. Riggins to Claude Jones and wife, Inez G. Jones, of record in Book 2446, page 167, Register's Office for Davidson County, Tennessee,

CLAUDE JONES AND WIFE, INEZ G. JONES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FLETCHER A. SMITH AND WIFE, MARY S. SMITH,

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 the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being a part of Lot No. 7 in the Nashville Trust Company's Subdivision of the land of John Woodard, deceased, the plan of which is of record in Book 161, page 127, Register's Office for said County, described as follows:

Beginning at a point in the center of Dickerson Pike, which point is 28¼ feet north of the dividing line between lots 6 and 7 in said subdivision; thence in an easterly direction in a line parallel with the dividing line between lots 6 and 7 to a point in the center of Luton Street; thence northerly with the center of said Luton Street 131-3/4 feet to a point; thence in a westerly direction in a line parallel with the dividing line between lots 6 and 7 to a point in the center of Dickerson Pike; thence southerly with the center of said Pike 131-3/4 feet to the point of beginning.

Being the same property conveyed to Claude Jones and wife, Inez G. Jones, by deed from Frances A. Riggins, of record in Book 2446, page 167, 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, except as hereinabove set forth and by taxes for the year 1957, which have been pro-rated and assumed by the grantees herein.

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 9 day of September, 1957.

Claude Jones

Inez G. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared, the within named Claude Jones and wife, Inez G. Jones, 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 12 day of September, 1957.

Wayne Hammontree
Notary Public

My commission expires: 10-24-60

WAYNE HAMMONTREE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mail Title to

WARRANTY DEED

From CLAUDE JONES, ET UX

To FLETCHER A. SMITH, ET UX

52816

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of SEP 1957 at 2:32 o'clock P. M.
Noted in Book 1 Page 52
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 521