BK 2706

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten ($10.00) and no/100---------- **DOLLARS**

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged including the assumption of the unpaid balance of a Deed of Trust executed by Jessie D. Shotwell and wife, Mary P. Shotwell, to Marvin K. Barry, Trustee, of record in Book 2073, page 435, Register's Office for Davidson County, Tennessee, to secure to Commerce Union Bank, the payment of one note dated March 1, 1952, in the original principal amount of $8,650.00, payable in monthly installments of $45.67 each, including principal and interest at the rate of 4% per annum, beginning April 1, 1952, balance March 1, 1977.

We, Jessie D. Shotwell and wife, Mary P. Shotwell

have bargained and sold, and by these presents do transfer and convey unto the said Bobby Dean Smith and wife, Dorothy Joe Smith

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. 31 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 31 fronts 70 feet on the south side of Carter Street and runs back between lines, 180.5 feet on the west line and 182.3 feet on the east line, to a dead line in the rear, measuring 70.02 feet thereon.

Being the same property conveyed to Jessie D. Shotwell and wife, Mary P. Shotwell, by deed from Sterling Homes, Inc., a Tennessee Corporation, of record in Book 2039, page 23, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby Dean Smith and wife, Dorothy Joe Smith **their heirs and assigns, forever.**

And we **do covenant with the said** Bobby Dean Smith and wife, Dorothy Joe 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 for a Deed of Trust as hereinabove set out.

And We, Jessie D. Shotwell and wife, Mary P. Shotwell **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Bobby Dean Smith and wife, Dorothy Joe Smith **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 6th **day of** December **19**57

Jessie D. Shotwell

Mary P. Shotwell

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