K 2744

For and in consideration of the sum of $ 10.00
---------- TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, ROBERT J. GARDNER AND WIFE, EDNA L. GARDNER,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIE E. SMITH AND WIFE, MACIE L. SMITH their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 23 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.
Said Lot No. 23 fronts 80 feet on the easterly side of Fairway Drive and runs back 282.4 feet on the northerly line and 261.7 feet on the southerly line, to a dead line, which is a broken line, measuring 82.3 feet thereon.
Being the same property conveyed to Robert J. Gardner and wife, Edna L. Gardner, by deed from Lloyd F. Webb and wife, as of record in Book 2706, page 273, 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 WILLIE E. SMITH AND WIFE, MACIE L. SMITH, their heirs and assigns, forever.

And we do covenant with the said WILLIE E. SMITH AND WIFE, MACIE L. 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.

And we, the grantors, 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 31st day of March 19 58.

Robert J. Gardner

Edna L. Gardner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M. Junius, a Notary Public in and for said County and State, the within named ROBERT J. GARDNER AND WIFE, EDNA L. GARDNER,

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 31st day of March, 19 58.

Commission expires May 14, 1960.

Nancy M. Junius
Notary Public

Warranty Deed
G-120692-3mm

From ROBERT J. GARDNER, ET UX.

76459

To WILLIE E. SMITH, ET UX.

REGISTER'S OFFICE
PLEASE RET. TO TEN. TITLE CO. BOX

STATE OF TENNESSEE
DAVIDSON COUNTY
Received in Book 2720 Page 78
of APR 1 1958
at 8:30 o'clock A.M.
Noted in Book Page
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Recording Fee $2.00
JAMES H. WILSON, Register
By

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