K 2746

For and in consideration of the sum of $

- - - - - - - - - Sixty-nine Hundred Thirty & 54/100 - - - - - DOLLARS of which $2,000.00 is cash in hand paid by L. B. Hamer and wife, Madeline Hamer, the receipt of which is hereby acknowledged, and for the balance the said L. B. Hamer and wife, Madeline Hamer, assumes and agrees to pay the balance due on a mortgage held by the First Federal Savings and Loan Association in the amount of $2,266.06, and secured by a deed of trust of record in Book 2113, page 347, and the balance of $2,664.48 the said grantors assume and agree to pay this note payable to Albert W. Manning and wife which is secured by a deed of trust of record in Book 2126, page 231, said Register's Office.

We, Clarence Smith and wife, Nora A. Smith,
have bargained and sold, and by these presents do transfer and convey unto the said
L. B. Hamer and wife, Madeline Hamer, 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 Lots Nos. 13 and 14 of Block 23, on the Map of the Re-subdivision of part of Cumberland Nurseries, of record in Book 161, page 139, Register's Office for said County.
Said Lots Nos. 13 and 14 fronts 55 feet each on the southerly side of Elberta Street and run back between parallel lines 180 feet to an alley.
Being the same property conveyed to Clarence Smith and wife, Nora A. Smith, by deed from Russell E. Stout, and wife as of record in Book 2591, page 575, said Register's Office.
The escrow account passes to the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. B. Hamer and wife, Madeline Hamer, their heirs and assigns, forever.

And we do covenant with the said L. B. Hamer and wife, Madeline Hamer, 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 to the two mortgages heretofore described.
And we, Clarence Smith and wife, Nora A. 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 L. B. Hamer and wife, Madeline Hamer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of April, 1958

Clarence Smith
Nora A. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Dan W. Burnett, a Notary Public in and for said County and State, the within named Clarence Smith and wife, Nora A. Smith,
the bargainor, 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 24th day of April, 1958

My Commission Expires 4-21-'59

Dan W. Burnett
Notary Public

TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record .25 day of APR 1958 at 2:10 o'clock P.M.
Noted in Book 70 Page 179
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By M. M. Hughes D.C.

Warranty Deed
From Clarence Smith, et ux
To L. B. Hamer, et ux

24 78729

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