K 2801

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration,

we, James M. Foster and wife, Polly T. Foster, have bargained and sold, and by these presents do transfer and convey unto the said Douglas C. Smith and wife, Nancy M. Smith, 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 lot No. 35 of Section 3, McGaughey Heights, as of record in book 1835, page 120, Register's Office for said County,

Said lot No. 35 fronts 100 feet on the southerly side of Littonwood Drive and extends back 199.1 feet on the Westerly line and 200 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to James M. Foster and wife, Polly T. Foster by warranty deed from Sweeney-Clark Realty Company of record in Book 2099, page 341, 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 Douglas C. Smith and wife, Nancy M. Smith, their heirs and assigns, forever.

And we do covenant with the said Douglas C. Smith and wife, Nancy M. 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, James M. Foster and wife, Polly T. Foster do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Douglas C. Smith and wife, Nancy M. Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of August, 1958

James M. Foster

Polly T. Foster

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