K 2801

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - $10.00 - - - - - - - - - - - - - - -
- Ten and no/100 - - - - - - - - - - - - - DOLLARS
and other good and valuable considerations, cash in hand paid by W. Loyd Smith, Sr., and wife, Ruth D. Smith, the receipt of which is hereby acknowledged, and in further consideration of the said W. Loyd Smith, Sr., and wife, Ruth D. Smith, assuming and agreeing to the terms and conditions of, and the debt secured by an instrument executed by Bruce B. Sague and wife, to Louis R. Linx, Trustee, of record in Book 2128, page 621, to secure First Federal Savings & Loan Association, a note dated November 7, 1952, for the sum of $11,750.00, with interest at 4% per annum, and a 1% per annum, service fee; principal, interest and service fee all payable $77.55 monthly, beginning December 1, 1952.

This conveyance is made subject to restrictions filed for record prior to February 15, 1950 in Book 1153, page 230, said Register's Office.

We, Bruce B. Sague and wife, Julia T. Sague have bargained and sold, and by these presents do transfer and convey unto the said W. Loyd Smith, Sr., and wife, Ruth D. Smith

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennesee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 11 and part of Lot No. 12 of Block "B", on the Plan of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County, and described as follows:
Beginning at a point in the northwesterly margin of Auburn Lane at the common corner of Lots No. 11 and 12; thence South 85° West 157.4 feet to a point in the westerly line of Lot No. 12 on said plan; thence with the line of the same, North 2° 15' West 48.1 feet to the common corners of Lots No. 10, 11 and 12 on said plan; thence with the line between Lots No. 10 and 11, northeastwardly 171 feet to a point in the southwesterly margin of Woodmont Lane; thence with the margin of the same, southeastwardly 70 feet to a point at the beginning of a curve; thence around said curve, southwardly 33.1 feet to a point in the northwesterly margin of Auburn Lane; thence with the margin of the same, southwestwardly 78.4 feet to the point of beginning.
Being the same property conveyed to Bruce B. Sague and wife, Julia T. Sague, by deed from Carloss C. Grubbs and wife, of record in Book 2100, page 570, 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 W. Loyd Smith, Sr., and wife, Ruth D. Smith their heirs and assigns, forever.

And we do covenant with the said W. Loyd Smith, Sr., and wife, Ruth D. 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, with exception of before mentioned Deed of Trust.

And we, Bruce B. Sague and wife, Julia T. Sague do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. Loyd Smith, Sr., and wife, Ruth D. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of August, 19 58

Bruce B. Sague
Bruce B. Sague

Julia T. Sague
Julia T. Sague

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