K 2804

$16.00

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ TEN ---------- ($10.00) ------ DOLLARS

cash, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, Robert R. Harris and wife, Linnie A. Harris

have bargained and sold, and by these presents do transfer and convey unto the said Paul S. Smith and wife, Rosa E. 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. 1 on the Plan of Overton Heights Subdivision as of record in Book 2663, page 30, Register's Office for said County, described as follows:

Said Lot No. 1 fronts 287.79 feet on the easterly margin of Franklin Road (or Pike) and runs back on the northerly line with the southerly margin of Overton Street 372.42 feet to the northwest corner of Lot No. 2, and on the southerly line (and parallel to said Overton Street) 308.32 feet to the southwest corner of said Lot No. 2, and measures along the westerly line of said Lot No. 2, 280.87 feet.

Being part of the same property conveyed to Robert R. Harris and wife, Linnie A. Harris, by deed from A. C. Barnhill, unmarried, of record in Book 2396, page 64, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the Plan of record in Book 2663, page 30, said Register's Office, which shows an owner's certificate, a 150 foot minimum building setback line from Franklin Road, and a 10-foot easement for public utilitypurposes along the south line of said lot, also a 50 foot setback line from Overton Street.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul S. Smith and wife, Rosa E. Smith, their heirs and assigns, forever.

And we do covenant with the said Paul S. Smith and Rosa E. 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, Robert R. Harris and wife, Linnie A. Harris do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Paul S. Smith and wife, Rosa E. Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of June 19 58

$16.00

Robert R. Harris
Linnie A. Harris

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. Campbell Lanier, a Notary Public in and for said County and State, the within named Robert R. Harris and wife, Linnie A. Harris

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 25th day of June 1958

Commission expires April 23, 1961

J. Campbell Lanier
Notary Public

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