K 2805

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 DOLLARS
TEN AND NO/100 ---------- cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 29, 1957, executed by James I. Smith and wife, Mildred E. Smith, payable to John D. McAlister and wife, for the original sum of $11,750.00, with interest at 6% per annum, both principal and interest payable $77.08 monthly, 120 installments for $77.08 each, and the 121st installment for $8,790.30, beginning August 1, 1957, and secured by Vendor's Lien retained in the deed of record in Book 2650, page 146, Register's Office, Davidson County, Tennessee,

we, JAMES I. SMITH AND WIFE, MILDRED E. SMITH,

have bargained and sold, and by these presents do transfer and convey unto the said W. E. MOELLER AND WIFE, BERNICE MOELLER 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. 42 on the Plan of Section I, Revised, Crieve Hall Estates, of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Stillwood Drive at the corner of Lots No. 42 and 43; thence with the line between said lots, westerly 204.1 feet to a corner of Lot No. 41; thence with the line between said lots, westerly 204.1 feet to a corner of Lot No. 41; thence with the line between Lots No. 41 and 42, southerly 163.8 feet to the north margin of Hogan Road; thence with the margin of the same, easterly 190.7 feet to the beginning of a curve; thence around said curve, northeasterly 41.29 feet to the west margin of Stillwood Drive; thence with the margin of the same, northerly 153.7 feet to the point of beginning.

Being the same property conveyed to JAMES I. SMITH AND WIFE, MILDRED E. SMITH, by deed from John D. McAlister and wife, of record in Book 2650, page 146, said R. O.

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. E. MOELLER AND WIFE, BERNICE MOELLER their heirs and assigns, forever.

And we do covenant with the said W. E. MOELLER AND WIFE, BERNICE MOELLER 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 hereinabove set out and by 1958 taxes, which the grantees herein assume and agree to pay.

And we, the grantors, herein 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 hand s this 17th day of September, 1958.

Mildred E. Smith — James I. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MILDRED E. SMITH

the bargainor s with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 18th day of September, 1958.

Commission Expires May 14th 1960

Jno. C. Jeffords Notary Public State at Large

NOTARY PUBLIC DAVIDSON COUNTY TENN.

TENNESSEE TITLE COMPANY

G 349