K 2808

WARRANTY DEED G No. 60328 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balances now due, plus future interest, on two certain notes as follows: (1) one note, dated September 14, 1956, in the original principal sum of $8,000.00, secured by a vendor's lien retained in deed from Wisdom Lundy and wife, to Sam Pigue Moore and wife, of record in Book 2594, page 388, Register's Office for Davidson County, Tenn., and (2) a second note, dated April 15, 1958, in the original sum of $1,022.94, secured by a deed of trust executed by Joe Edward Brown and wife, Frances W. Brown, to H. Francis Stewart, Trustee, of record in Book 2767, page 609, said Register's Office,

JOE EDWARD BROWN and wife, FRANCES W. BROWN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

BEN D. SMITH and wife, EDITH SMITH, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being the westerly 125 feet of the southerly 345 feet of Lot No. 1 on the Map showing subdivision of part of the William Bradford Land, as of record in Book 547, page 91, Register's Office for said County.

Said Part of Lot No. 1 fronts 125 feet on the northerly side of Maplewood Lane and runs back between parallel lines, from the center of said Lane, 345 feet to the southerly line of the property conveyed to Sweeney-Clark Realty Company by deed from Wisdom Lundy and wife, of record in Book 2394, page 589, Register's Office for said County.

Being the same property conveyed to Joe Edward Brown and wife, Frances W. Brown, by deed from Sam Pigue Moore and wife, Frances Askue Moore, of record in Book 2745, page 148, said Register's Office.

This conveyance is made subject to easement for right of way of Maplewood Lane lying within boundaries of premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 9th day of October, 1958

Joe Edward Brown
Frances W. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK JR. a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe Edward Brown and wife, Frances W. Brown, 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, the 9th day of October, 1958

Reau E. Folk Jr.
Notary Public

My Commission expires: July 23, 1962

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