BK 2809

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ONE and No/100

($1.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, James D. Smith and wife, Corda Watters Smith, assume and agree to pay the unpaid balance of a note dated March 8, 1955, in the original principal sum of $8,750.00, payable to Kimbrough Phillips Company in monthly installments, and secured by a deed of trust of record in Book 2381, page 625, Register's Office for Davidson County, Tennessee,

WE, James Roscoe Smith and wife, Joan Smith, have bargained and sold, and by these presents do transfer and convey unto the said James D. Smith and wife, Corda Watters Smith, 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. 76 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 76 fronts 60 feet on the south side of Mars Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to James Roscoe Smith and wife, Joan Smith, by deed from John B. Cobb, Clerk of the County Court at Nashville, Davidson County, Tennessee, of record in Book 2345, page 527, 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 James D. Smith and wife, Corda Watters Smith, their heirs and assigns, forever.

And we do covenant with the said James D. Smith and wife, Corda Watters 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. ,except as set out above.

And we, James Roscoe Smith and wife, Joan Smith, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James D. Smith and wife, Cora Watters Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of September, 1958

James Roscoe Smith

Joan Smith

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