BK 2875

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - $10.00 - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 2687, page 255, Register's Office for Davidson County, Tennessee,

We, Edman Chaney and wife, Ruby D. Chaney,

have bargained and sold, and by these presents do transfer and convey unto the said Carden H. Smith and wife, Jessie Mae 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 the westerly part of Lot No. 5 on the Map of the subdivision of the Roberts property, as of record in Book 421, page 81, Register's Office for said County, being part of Lot No. 8 and that part of a 15 foot alley lying between said part of Lot No. 5 on the Map of the subdivision of the Roberts property, as of record in Book 421, page 81, and said part of Lot No. 8 on the Plan of the Martha Martin Lands, formerly known as the Jackson Place, a plan of which was in original Book 8, pages 441 and 442, said Register's Office, but said Book 8 has been copied on Book 161, page 101, said Register's Office, described together according to a survey made by Lewis D. Justice, Surveyor, December 2, 1949, as follows:

Beginning at a point on the northerly margin of Sharpe Avenue, known as East Sharpe Avenue, 67 feet westerly from the northwest corner of said Sharpe Avenue and the first alley west of Chapel Avenue, said point being the southwest corner of the property conveyed to John Vernon McHone and wife, by deed from Hayden P. Sellers and wife, of record in Book 1813, page 279, said Register's Office; thence with the northerly margin of said Sharpe Avenue, westwardly 67 feet to a point; thence northwardly 187.7 feet to the southerly margin of Roberts Avenue; thence with the southerly margin of said Roberts Avenue, eastwardly 25 feet to the northwest corner of the said McHone property; thence with the western boundary line of said McHone property, southwardly 190 feet to the beginning.

Being the same property conveyed to Edman Chaney and wife, Ruby D. Chaney, by deed from Frank Bivins Thompson and wife, Doris I. Thompson, of record in Book 2736, page 455, 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 Carden H. Smith and wife, Jessie Mae Smith, their heirs and assigns, forever.

And we do covenant with the said Carden H. Smith and wife, Jessie Mae 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, Edman Chaney and wife, Ruby D. Chaney do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carden H. Smith and wife, Jessie Mae Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of February, 19 59

Edman Chaney

Ruby D. Chaney

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