K 2878

For and in consideration of the sum of $ 10.00
TEN AND NO/100 ---------- DOLLARS
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 July 2, 1954, executed by the grantors herein, payable to Home Federal Savings & Loan Association, for the original sum of $1,900.00, with interest at 5% per annum and a 1/2% per annum service fee, principal, interest and service fee all payable $31.49 monthly, beginning August 1, 1954, and secured by a Deed of trust of record in Book 2269, page 77, Register's Office for Davidson County, Tennessee.

we, THOMAS FLETCHER AND WIFE, BESSIE FLETCHER,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. SMITH AND WIFE LOVIE M. SMITH

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 14 of Block "P" on the Map of the Subdivision of Blocks "O" and "P", Plan No. 3, West Nashville, as of record in Book 161, page 9, Register's Office for said County, and Lot "B" on the Map of the Subdivision of Lots Nos. 3, 4, 5 and 6 of the County Lands, as shown on the Plan of record in Book 161, page 80, said Register's Office, and described as follows:

BEGINNING at a point in the easterly margin of 43rd Avenue North at the intersection of the north line of the same and the south line of the above two mentioned subdivisions, being the corner of Lot "B"; thence easterly 143 feet more or less to the westerly margin of an alley; thence with the margin of the same southerly 50 feet to a point; thence westerly 150 feet to the easterly margin of 43rd Avenue North; thence with the margin of the same northerly 50 feet to the beginning.

Being the same property conveyed to Thomas Fletcher and wife, Bessie Fletcher, by deed from Phillip Klott, of record in Book 2036, page 222, said Register's Office.

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 A. SMITH AND WIFE, LOVIE M. SMITH their heirs and assigns, forever.

And we do covenant with the said JAMES A. SMITH AND WIFE, LOVIE M. 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 herein above set out

And we, the grantors 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 their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of February, 19 59

Thomas Fletcher — Bessie Fletcher

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, W. Fn W. Jones, a Notary Public in and for said County and State, the within named Thomas Fletcher and wife, Bessie Fletcher

the bargainors, 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 24 day of Feb, 19 59

Commission expires 5-19-1959 — W. Fn W. Jones Notary Public

Warranty Deed
G-128481 mas
From 21180
THOMAS FLETCHER, ET UX
To
JAMES A. SMITH, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of FEB A.D. 1959
at 3:33 o'clock
Noted in Book 62 Page 409
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Published by
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NASHVILLE, TENNESSEE
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