For and in consideration of the sum of Ten and 00/100 - DOLLARS ($ 10.00),
cash in hand paid by Blanton Smith, Sr. and wife, Izora W. Smith, and other good and valuable consideration, receipt of all of which is hereby acknowledged,

we, A. B. Ivey and wife, Doris C. Ivey,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Blanton Smith, Sr. and wife, Izora W. 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:

Being Lot No. 21 on the Plan of West Meade Village, Section C-2, as of record in Book 2331, page 25, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Powder Mill Road at the corner of Lots 21 and 22; thence with the line between said lots, southeasterly 390 feet to a point, thence westerly 357 feet to the east margin of Bresslyn Road; thence with the margin of the same, northerly 287.8 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the southerly margin of Powder Mill Road; thence with the margin of the same, easterly 196.8 feet to the point of beginning.

Being the same property conveyed to A. B. Ivey, by deed from James B. Barker and wife, et al, as of record in Book 2796, page 71, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1473, page 206, and in Book 1783, page 175, and to easement and setback lines as shown on plan of record in Book 2331, page 25, 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 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.

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 10th day of June, 1959.

A B Ivey

Doris C Ivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named A. B. Ivey and wife, Doris C. Ivey

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 10th day of June, 1959

My commission expires April 25, 1962

Leola B Russell
Notary Public

WARRANTY DEED
From
A. B. Ivey, et ux
To
Blanton Smith, et ux
A. B. IVEY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of JUN A.D. 1959
JAMES P. WILSON, Register