BK 2925

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$15,000.00----------
----------FIFTEEN THOUSAND AND NO/100---------- DOLLARS

Cash in hand paid by Jesse M. Ray and wife, Mildred P. Ray, the receipt of which is hereby acknowledged, we,

J. CLAUD SMITH AND WIFE, BILLIE KATHERINE SMITH

have bargained and sold, and by these presents do transfer and convey unto the said JESSE M. RAY AND WIFE, MILDRED P. RAY

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 Lot No. 15 on the Plan of Bonnie Brae Subdivision, Section 2, as of record in book 2330, page 123, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northwesterly margin of Nesbitt Drive at the corner of Lots Nos. 15 and 16; thence with the line between said lots northwesterly 254 feet to a point; thence N 35° 42' W. 124 feet to a point; thence S 87° 34' E. 267 feet to a point in the westerly margin of Summerfield Drive; thence with the margin of same southwardly 194.3 feet to the beginning of a curve; thence around said curve in a southwesterly direction 36.15 feet to a point in the margin of Nesbitt Drive, thence with same 110 feet to the beginning.

Being a part of the same property conveyed to J. Claud Smith by deed from Terry M. Chaffin, Jr., unmarried, of record in book 2878, page 183, said Register's Office.

This conveyance is made subject to all restrictive covenants, setback lines and easements that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JESSE M. RAY AND WIFE, MILDRED P. RAY THEIR heirs and assigns, forever.

And WE do covenant with the said JESSE M. RAY AND WIFE, MILDRED P. RAY 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 J. CLAUD SMITH AND WIFE, BILLIE KATHERINE 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 JESSE M. RAY AND WIFE, MILDRED P. RAY THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 13th day of JULY, 19 59

J. Claud Smith

Billie Katherine Smith

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