K 2929

Book [illegible] Page [illegible]

REAU E. FOLK, JR., FORM

WARRANTY DEED G-69575

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated July 14, 1958, in the original sum of $6,950, with interest at 5½% per annum, secured by a deed of trust of record in Book 2817, page 133, Register's Office for Davidson County, Tennessee,

MARGARET N. SMITH, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS B. EASTON and wife, HESTER LUCILLE EASTON, ***

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 20-A on the final Plan of Joywood Heights, Section 3, not of record and more particularly described according to a survey thereof made February 22, 1954, by Ralph C. Lambert, Surveyor, as follows:

Said Lot 20-A fronts 73 feet on the southerly side of Capitol View Avenue and extends back between lines 275 feet on the westerly side and 275 feet more or less on the easterly side of a point in the rear.

Being the same property conveyed to Marshall L. Smith and wife, Margaret N. Smith, by deed from Quinton Harrell, Jr., and wife, Jo Anne M. Harrell, of record in Book 2924, page 39, Register's Office for Davidson County, Tennessee, the said Marshall L. Smith having since died.

This conveyance is made subject to restrictions of record in Book 1373, page 98, and Book 1513, page 540, and subject to easement of record in Book 2274, page 621, 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, except as above.

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 6th day of August, 1959

[illegible]
Margaret N. Smith

NOTARY PUBLIC FOLK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret N. Smith,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of August, 1959

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
MCB&F
From
MARGARET N. SMITH, a widow
To
Thomas B. Easton, ET UX
45606

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7th day of AUG A.D. 1959 at 10:07 o'clock A.M.
Noted in Book 73 Page 220
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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