BK 2956

WARRANTY DEED

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, paid by the grantees, the receipt of which is here acknowledged,

We, H. L. Smith and wife, Dorothy A. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Lloyd R. Alsobrooks and wife, Joyce A. Alsobrooks, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Skyview, as of record in book 2331, pages 54 and 55, Register's Office for said County. Said lot No. 30 fronts 138.2 feet on the southerly side of Vailview Drive and extends back 211.1 feet on the easterly line and 213.5 feet on the westerly line, to a dead line, which is a broken line, measuring 203 feet thereon.

Being the same real property conveyed to H. L. Smith and wife, Dorothy A. Smith, by deed from Union Trust Company, dated May 8, 1959, filed May 21, 1959, and recorded in Book 2907, page 91, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 1788, page 516, and in book 2444, page 576, Register's Office for Davidson County, Tennessee, Ten foot easement for public utility purposes along southerly and westerly lines of premises, anchor easement in northeast corner, 80-foot building setback line from Vailview Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 54 and 55, 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 Lloyd R. Alsobrooks and wife, Joyce A. Alsobrooks, their *heirs and assigns, forever.*

And we *do covenant with the said* Lloyd R. Alsobrooks and wife, Joyce A. Alsobrooks *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 for the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, H. L. Smith and wife, Dorothy A. 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* Lloyd R. Alsobrooks and wife, Joyce A. Alsobrooks, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand this* 19th *day of* August, 19 59, ~~the corporate party of the first part has caused these presents to be signed hereto by its duly authorized officers on said day and date.~~

H. L. Smith.

Dorothy A. Smith.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* ~~Lloyd R. Alsobrooks and wife, Joyce A. Alsobrooks~~ H. L. Smith and Dorothy A. Smith *the within named bargainor, 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* 19th *day of* August, 19 59.

Hugh J. Bradley
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

Commission Expires April 20, 1963

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