K 2958

49:82

WARRANTY DEED

FROM
Wendell Smith and
Eddie Horton, et. al. D.B.A.
Eddie Horton Displays.

TO
Wendell Smith, et. ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day
of SEP A.D. 1959
at 12:35 o'clock P M.
Noted in Book 4 Page 6
Recorded in Book Page
Recording Fee $2.10
JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of One and No/100###

DOLLARS

together with other good, valuable and adequate consideration, to us this day paid cash in hand by Wendell Smith and wife, Jessylea Smith; and the joining in this instrument by the said Wendell Smith and wife, Jessylea Smith as evidence that they hereby assume and promise to pay all of the unpaid obligations in and under:

"Deed of trust executed by Eddie Horton and Wendell Smith, doing business as Eddie Horton Displays Company, and Eddie Horton and wife, Thelma L. Horton and Wendell Smith and wife, Jessylea Smith to W. H. Haynes, Trustee, dated July 15, 1957, filed July 24, 1957, and recorded in Book 2630, Page 459, Register's Office for Davidson County, Tennessee, to secure to Third National Company the payment of a note of even date for $2,500.00, payable in twenty installments of $125.00 each, the first of which matures November 1, 1957, and the others quarterly thereafter up to and including August 1, 1962, with interest at the rate of 6% per annum, payable quarterly on the first day of February, May, August and November of each year.";

It is understood that the unpaid principal balance of the foregoing obligation is approximately $1,625.00;

And the joining in this instrument by the said Wendell Smith as an individual for the express purpose of creating an estate by the entireties, we, Eddie Horton and Wendell Smith, doing business as Eddie Horton-Displays

have bargained and sold, and by these presents do transfer and convey unto the said WENDELL SMITH and wife, JESSYLEA SMITH, their

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

"Being Lot No. 423 of Block 88, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.
"Said Lot No. 423 fronts 35 feet on the northerly side of Illinois Avenue and extends back between parallel lines with the easterly margin of 46th. Avenue North, 150 feet to an alley.
"Being the same real property conveyed to Eddie Horton and Wendell Smith, D/B/A Eddie Horton-Displays by deed from Wendell Smith and wife, and recorded in Book 2691, Page 23, said Register's Office."

1959 taxes have been prorated and allowance made for the accrued portion, so that the purchasers assume all taxes for the current year.

G 313