BK 2993

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by MONTY H. SMITH AND WIFE, NORENE S. SMITH

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

GILBERT CHOATE AND WIFE, LEOLA CHOATE,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 118 on the Plan of Sunny Acres, Section IV, as of record in Book 2900, page 2, Register's Office for said County.

Said Lot No. 118 fronts 146.48 feet on the northerly side of Windemere Drive, and runs back 293 feet on the westerly line and 292.7 feet on the easterly line, to a dead line in the rear, measuring 154.8 feet thereon.

Being the same property conveyed to Gilbert Choate and wife, Leola Choate, by deed from Ewing O. Harper, Jr., and wife, as of record in Book 2929, page 65, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2910, page 86, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant said bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of November, 1959

Gilbert Choate

Leola Choate

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Gilbert Choate and wife, Leola Choate

the bargainors, 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 10th day of November, 1959

Commission expires May 14, 1960

Notary Public
State at Large

STATE TAX $ 33.75
PROBATE
TOTAL 34.25
NOV 12 1959
R. E. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12th day of Nov A.D. 1959 at 3:00 o'clock P.M.
Noted in Book 2929 Page 65
Recorded in Book Page
Recording Fee
WILSON, Register
By

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Warranty Deed
G-134173-jmm

From 595091

GILBERT CHOATE, ET UX.

To

MONTY H. SMITH, ET UX.

REGISTER'S OFFICE

PLEASE PUT IN PLAIN, TITLE CO. BOX

PG 429