BK 2997

TENNESSEE TITLE COMPANY

**WARRANTY DEED** FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - -TEN AND NO/100 - - - - - - - - -
- - - - - - - - - - - - - - - - $10.00- - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by JAMES H. SMITH and wife, VELMA E. SMITH, and other good and valuable considerations, the receipt of all of which is hereby acknowledged

We, James Richard Thompson and wife, Nancy Guthrie Thompson ,
have bargained and sold, and by these presents do transfer and convey unto the said
JAMES H. SMITH and wife, VELMA E. SMITH
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of the Goodlettsville, or Two Mile, Pike, 86 feet northwesterly from the intersection of the southerly margin of said Pike and the westerly margin of East Court Street, formerly Hudson Avenue, which point is shown on the Second Addition to Roscoe Place, as of record in book 843, page 73, Register's Office for said County, said point being also the northwest corner of a tract of land conveyed to W. M. Mitchell and wife, Gladys Mitchell, by deed from Arthur Wilkins and wife, of record in book 1472, page 275, said Register's Office; thence with the western boundary line of said Mitchell tract of land, south 39 degrees west 150 feet to Mitchell's southwest corner; thence north 51½ degrees west 86 feet to the southeast corner of a tract of land conveyed to W. S. Meadows and wife, Hester C. Meadows, by deed from Arthur Wilkins and wife, of record in book 1472, page 195, said Register's Office; thence with the eastern boundary line of said Meadows tract of land, north 39 degrees east 150 feet to a point in the southerly margin of said Pike; thence with the southerly margin of said Pike, south 51½ degrees east 86 feet to the beginning.

Being the same real property conveyed to James Richard Thompson and wife, Nancy Guthrie Thompson, by deed from Arthur Wilkins and wife, dated July 29, 1947, filed August 4, 1947, and recorded in book 1512, page 7, 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 said JAMES H. SMITH and wife, VELMA E. SMITH,
their heirs and assigns, forever.
And we do covenant with the said JAMES H. SMITH and wife, VELMA E. SMITH
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 we, JAMES RICHARD THOMPSON and wife, NANCY GUTHRIE THOMPSON,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES H. SMITH and wife, VELMA E. SMITH
their heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hands this 15th day of December, 1959

James Richard Thompson
Nancy Guthrie Thompson

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named JAMES RICHARD THOMPSON and wife, NANCY GUTHRIE THOMPSON

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 15th day of December, 1959.

11-12-1961 Anne Abernathy
Notary Public

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