K 3030

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $5.00(five dollars)

DOLLARS

and otner good and valuable considerations, the receipt of all of which is acknowledged. We James W. Ivey and wife Robbie Ivey have bargained and sold, and by these presents do transfer and convey unto the said Guy R. Smith and wife Lila Willingham Smith their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County. Said Lot No. 168 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to James W. Ivey, Sr., and wife Robbie Alma Ivey by deed from D. E. Mallernee, Jr., and wife Mary Long Mallernee of record in Book 2747, Page 309 R.O.D.C. 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 Guy R. Smith et ux their heirs and assigns, forever.

And we do covenant with the said Guy R. Smith et ux 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 F H A Loan to Guaranty Mortgage Co. which is assumed by purchaser, and the escrow account provided therein is hereby transfered to to said purchers. 1960 taxes are assumed by the purchers.

And we do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Guy R. Smith et ux their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand and seal this 20 day of February, 1960.

James W Ivey

Robbie Alma Ivey

G 397