K 3067

For and in consideration of the sum of $ 18,400.00 -
- - - - EIGHTEEN THOUSAND FOUR HUNDRED AND NO/100 - - - - - - - - - - - - - DOLLARS

$7,292.89 cash in hand paid by Andrew J. Nichols and wife, Jean M. Nichols, the receipt of which is hereby acknowledged, and for the further consideration the said Andrew J. Nichols and wife, Jean M. Nichols, have assumed and agreed to pay an indebtedness in the sum of $11,107.11, which indebtedness originally amounted to $12,500.00 and is fully described by a deed of trust executed by Joe L. Barnes and wife, to Albert H. Thomas, Trustee, of record in Book 2568, page 193, Register's Office for Davidson County, Tennessee, we, Travis Smith, Jr. and wife, Annette S. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said

Andrew J. Nichols and wife, Jean M. Nichols,

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. 7 on the Plan of Lindawood, as of record in Book 2330, page 23, Register's Office for said County.

Said Lot No. 7 fronts 132.94 feet on the east side of Lindawood Drive and runs back between lines, 351.5 feet on the north line and 347.01 feet on the south line to a dead line in the rear on which it measures 132.7 feet.

Being the same property conveyed to Travis Smith, Jr. and wife, Annette S. Smith, by deed from Joe L. Barnes and wife, of record in Book 2646, page 537, said Register's Office.

This conveyance is made subject to restrictions filed for record March 21, 1955, in Book 2392, page 139, Register's Office for Davidson County, Tennessee, and to the recorded plan showing an Owner's Certificate, a 60 foot set-back line from Lindawood Drive, and a 10 foot easement along the rear and along the north line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew J. Nichols and wife, Jean M. Nichols,

their heirs and assigns, forever.

And we do covenant with the said Andrew J. Nichols and wife, Jean M. Nichols,

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 as described above and 19 60 taxes which have been prorated and assumed by the grantees herein.

And we, Travis Smith, Jr. and wife, Annette S. 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 Andrew J. Nichols and wife, Jean M. Nichols,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of April, 19 60

Travis Smith
Annette S. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Travis Smith, Jr. and wife, Annette S. Smith,

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 15th day of April, 19 60

Commission expires November 20, 1961

Lenora Underwood
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From 81062
TRAVIS SMITH, JR. ET UX

To
ANDREW J. NICHOLS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of APR A.D. 1960 at 12:35 o'clock P. M.
Noted in Book 95 Page 52
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

PIRTLE-WOODARD REALTY CO.
506 NASHVILLE TRUST BLDG.
NASHVILLE, TENNESSEE



PIRTLE-WOODARD REALTY CO.
506 NASHVILLE TRUST BLDG.

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