BK 3069

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10,500.00----------

Ten Thousand Five Hundred and No/100 ---------- DOLLARS

of which the sum of SEVEN THOUSAND THREE HUNDRED SIXTY SEVEN AND 63/100 ($7,367.63) has been paid in cash, the receipt of which is hereby acknowledged, and for the balance of THREE THOUSAND SIXTY SIX AND 03/100 ($3,066.03), the grantees hereinassume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $7,150.00 executed by Spurgeon Frank Boyd, payable to First Federal Savings and Loan Association of Nashville, dated October 13, 1947 and secured by a Deed of Trust to Louis R. Linx, Trustee, of record in Book 1548, page 129, Register's Office for Davidson County, Tennessee.

We, Charles W. Smith and wife, Kate B. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Wm. Add McDaniel Sr. and wife, Florence M. McDaniel

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

Being the west 35 feet of Lot No. 65 and the east 30 feet of Lot No. 66 on the Map of Sunset Park, of record in Book 332, page 132, Register's Office for said County.

Said parts of said lots front together 65 feet on the north side of West Ashwood Avenue and run back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Charles W. Smith and wife, Kate B. Smith by deed from Raymond Sims and wife, Lena F. Sims, of record in Book 2337, page 165, 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 Wm. Add McDaniel Sr. and wife, Florence M. McDaniel, their heirs and assigns, forever.

And we do covenant with the said Wm. Add McDaniel Sr. and wife, Florence M. McDaniel 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 above set out.

And we, Charles W. Smith and wife, Kate B. 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 Wm. Add McDaniel Sr. and wife, Florence M. McDaniel their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of April, 1960

Charles W. Smith

Kate B. Smith

PG 453