BK 3098

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Sixteen Thousand Two Hundred and Fifty and No/100 ($16,250.00) DOLLARS Cash in hand paid by Edice R. Smith and wife, Clara M. Smith the receipt of which is hereby acknowledged, we, William M. Waddell and wife, Hilda Faye Waddell,

have bargained and sold, and by these presents do transfer and convey unto the said Edice R. Smith and wife, Clara M. 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. 60 on the Plan of Rosebank Park Subdivision as of record in Book, 1835, page, 26, Register's Office for said County.

Said Lot No. 60 fronts 95 feet on the northerly side of Carter Street, and extends back 214 feet on the easterly line and 200.6 feet on the westerly line to a dead line, measuring 95.9 feet thereon.

Being the same property conveyed to William M. Waddell and wife, Hilda Faye Waddell, by deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book, 2246 page 571, 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 Edice R. Smith and wife, Clara M. Smith their heirs and assigns, forever.

And we do covenant with the said Edice R. Smith and wife Clara M. 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, except for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, William M. Waddell and wife Hilda Faye Waddell do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Edice R. Smith and wife Clara M. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of June, 1960

James E. McDrew

[redacted]

William M. Waddell

Hilda Faye Waddell

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