K 3099

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by WILLIAM MARTIN OVERSTREET, JR. AND WIFE, GEORGIA FRANCES OVERSTREET

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

A. J. SMITH AND WIFE, DOROTHY SMITH

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 3rd Civil District of said County, being part of Lot No. 2 onthe Plan of the Subdivision of A. Hulsen's Farm, as of record in Book 332, page 158, Register's Office for said County, and described according to a copy of a survey made by George W. Watkins, Surveyor, September 3, 1959.
BEGINNING at a paint in the center of Pulley Road, said point being 433.4 feet west from the northwest corner along the center line of Pulley Road from the property conveyed to William Dean Goodwin and wife, of record in Book 2436, page 7, said Register's Office; thence south 4° west 290.4 feet to an iron pin; thence north 86° west 150 feet to an iron pin; thence north 4° 00' east 290.4 feet to a railroad spike in the center of Pulley Road; thence south 86° east 150 feet along the center of Pulley Road to the beginning point.
Being the same property conveyed to A. J. Smith and wife, Dorothy Smith, by deed from Grace Pearl Goodwin, of record in Book 2959, page 620, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of July 19 60

A. J. Smith — Dorothy Smith

STATE TAX $ 1.05
PROBATE .50
TOTAL $ 1.55

STATE OF TENNESSEE
DAVIDSON COUNTY

JUL 8 1960
R. E. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, A. J. Smith and wife, Dorothy Smith, a Notary Public in and for said County and State, the within named bargainor, 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 5th day of July, 19 60

Commission expires October 28, 1963

B. W. Howard — Notary Public.

Warranty Deed
G-138165 MSS

FROM A. J. SMITH, ET UX

TO WILLIAM MARTIN OVERSTREET, JR., ET UX

Mail Hermitage, Tenn. R #1

92350

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of July A.D. 1960 at 11:23 o'clock A.M.
Noted in Book 2436 Page 7
Recorded in Book 2436 Page 163
Recording Fee .50
JAMES P. WILSON, Register
By R. Stuart D.C.

REGISTER'S OFFICE

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Form 1001

PG 163