BK 3104

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by SAM CLEMENT AND WIFE, SARAH H. CLEMENT

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

RANDOLPH M. SMITH AND WIFE, ELLA NORA 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 Lot No. 64 on the Map of Brookhaven Estates, of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.
Said Lot No. 64 fronts 130 feeton the north side of Crestridge Drive and runs back between lines, 310 feet on the east line and 374.9 feet on the west line to a dead line in the rear on which it measures 144.4 feet.

Being the same property conveyed to Randolph M. Smith and wife, Ella Nora Smith, by deed from Vernon Greer and wife, of record in Book 2808, page 87, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 1786, page 501, Book 1578, page 276 and in Book 1969, page 609, said Register's Office.

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

AUG 15 1960
R. E. WORRALL
COUNTY COURT CLERK

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 DAVIDSON COUNTRY in fee simply 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 15 day of August, 1960

Randolph M. Smith
Randolph M. Smith

Ella Nora Smith
Ella Nora Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Randolph M. Smith and wife, Ella Nora 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 August, 1960

My Commission Expires February 7, 1961

L. W. Carney
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of AUG. A.D. 1960 at 3:08 o'clock P.M.
Noted in Book 96 Page 510
Recording Fee $2.00
JAMES P. WILSON, Register
By Gyne Reynolds D.C.

Warranty Deed
C-138000 mas
FROM
RANDOLPH M. SMITH, ET UX
To
SAM CLEMENT, ET UX
98190

HENRY GILLESPIE REALTY CO.

PG 488