K 3128

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of . . . . . DOLLARS ($ 1.00), One & No/100 . . . . . and the love and affection I have for my son and his wife, John William Wallace and Dorothy Wallace, respectively, I, Myrtle Wallace Smith,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John William Wallace and wife, Dorothy Wallace, ...

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, (Twelfth Civil District) State of Tennessee, described as follows:

Being a part of Lot 31 on the Map of Free Silver Plan as of record in Book 332, page 46, Register's Office Davidson County, Tennessee, fronting 19 feet on the southerly side of Young's Lane and running back between parallel lines 183.9 feet, measuring 19 feet on the rear and more particularly described as follows:
Beginning at a point in the southerly margin of Young's Lane at the northeast corner of a .27 acre tract, conveyed by Myrtle Wallace Smith to her son John William Wallace, and his wife, Dorothy Wallace, by deed of record in Book 3096, Page 397 Register's Office Davidson County; thence with his easterly line South 1 degree east 183.9 feet to an iron pin; thence south 89 degrees and 10 minutes east 19 feet to a point; thence north 1 degree west 183.9 feet to the southerly margin of said Young's Lane; thence north 89 degrees 10 minutes west 19 feet to the point of beginning, containing 8/100 of an acre.
Being part of the property conveyed to Mrs. Myrtle Wallace Smith by deed from Lether Freeman as of record in Book 1139, page 240, Register's Office, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 2d day of September 19 60

Myrtle Wallace Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, P. L. Hilliard, a Notary Public in and for the State and County aforesaid, personally appeared the within named Myrtle Wallace Smith

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this the 2d day of September, 19 60

My Commission Expires April 25, 1961.

P. L. Hilliard
Notary Public

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