BK 3129

WARRANTY DEED

For and in consideration of the sum of Ten and No/100### *DOLLARS*
to me this day paid cash in hand by R. D. Smith and wife, Mary Edith Smith, together with other good, valuable and adequate consideration, receipt of all of which is hereby acknowledged; I, Mary Boone, the unremarried widow of F. Boone who died intestate in Davidson County, Tennessee on November 14, 1958,

have bargained and sold, and by these presents do transfer and convey unto the said R. D. SMITH AND WIFE, MARY EDITH SMITH, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

"A parcel of land in the 9th. Civil District of Davidson County, Tennessee, on southerly side of U. S. Highway 70-North, and being a portion of a tract of record in Book 1235, Page 293, R.O.D.C., Tennessee, Surveyed May 30, 1960 by S. H. Hutchison as follows:

"Beginning at a stake in an old abandoned road, 3 Beech Pointers; same being the northwest corner of the J. C. Davis tract and in S. G. Ewing's east line. Thence, with J. C. Davis' northerly line as follows:

North 44° east 165 feet to a stake in the old road; thence, north 61° east 264 feet to a stake; Thence leaving the J. C. Davis line going north 2° 30' east 501.5 feet to center of highway, stake in line on southerly margin of highway; Thence, with center line of highway south 53° 30' west 407 feet, more or less, to point in S. G. Ewing's east line; Thence, with S. G. Ewing's line south 3° 30' west 505 feet to point of beginning. Containing 3.52 acres, being the same more or less."

Being part of the same real property conveyed to F. Boone and wife, Mary Boone by deed from Anna E. Hooper and husband, H. H. Hooper, Sr., dated August 12, 1942, filed August 14, 1942, and recorded in Book 1235, Page 293, Register's Office for Davidson County, Tennessee. The said F. Boone having since died intestate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. D. Smith and wife, Mary Edith Smith, their *heirs and assigns, forever.*

And I *do covenant with the said* R. D. Smith and wife, Mary Edith Smith *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*



And I, Mary Boone *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. D. Smith and wife, Mary Edith Smith, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness hand my this 15th day of July, 19 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Boone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Smith Wall, *a Notary Public in and for said County and State,* Mary Boone, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she has *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 20th. *day of* July, 19 60.

SMITH WALL
My NOTARY PUBLIC Commission
Expires APRIL 28, 1963

Commission expires *Notary Public*

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