BK 3130

WARRANTY DEED

For and in consideration of the sum of nine thousand, five hundred and no/100-----
----------($9,500.00)----------*DOLLARS*
cash in hand paid by Cornelia M. Dodson, receipt of which is hereby acknowledged,

we, J. T. Smith and wife, Ida B. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Cornelia M. Dodson, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 35 of Block "C" on the Map of Subdivision No. 3 of Life & Casualty Insurance Company's Property at Old Hickory, Tennessee, as of record in Book 974, page 11, Register's Office for said County. Said lot 35 fronts 60 feet on the southwesterly side of Hamblen Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same real property conveyed to J. T. Smith and wife, Ida B. Smith, by deed from Bobby J. White and wife, dated June 20, 1960, filed June 24, 1960, and recorded in book 3097, page 251, said Register's Office.
This conveyance is made subject to an easement for sewerage purposes as set out in deed of record in book 1003, page 51, and as set out in deed of record in book 1088, page 132, 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 Cornelia M. Dodson, her

heirs and assigns, forever.

And we *do covenant with the said* Cornelia M. Dodson

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 taxes for the year 1960 which are prorated and assumed by grantee.

And we, J. T. Smith and wife, Ida B. Smith

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cornelia M. Dodson, her

heirs and assigns against the lawful claims of all persons, whomsoever. Witness our *hand* s *this* 9th *day of* September, *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.*

J. T. Smith

Ida B. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WADE SAIN, *a Notary Public in and for said County and State,* J. T. Smith and wife, Ida B. Smith

the within named bargainor S, *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* 9th *day of* September, *19* 60.

Wade Sain *Notary Public*

Commission expires April 25, 1964.

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