K 3158

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Milton A. Traughber and wife, Carrie B. Traughber, have assumed and agreed to pay the unpaid balance of a note dated September 26, 1958, in the original principal sum of $6,500.00, payable in monthly installments of $39.00 each, which includes principal and interest at the rate of 5½% per annum, payable to First Federal Savings and Loan Association and secured by a deed of trust of record in Book 2631, page 53, Register's Office for Davidson County, Tennessee,

We, Charles C. Smith and wife, Florence E. Smith, have bargained and sold, and by these presents do transfer and convey unto the said Milton A. Traughber and wife, Carrie B. Traughber, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly one-half of Lot No. 43 on the Plan of Bush Spain's Subdivision of a part of the Zack Stull Lands, as of record in Book 161, page 129, Register's Office for said County.

Said part of Lot No. 43 fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Charles C. Smith and wife, Florence E. Smith, by deed from Homer McEwen and wife, Ella Mai McEwen, of record in Book 2806, page 339, Register's Office for 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 said Milton A. Traughber and wife, Carrie B. Traughber, their heirs and assigns, forever.

And we do covenant with the said Milton A. Traughber and wife, Carrie B. Traughber, 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 as above forth.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Milton A. Traughber and wife, Carrie B. Traughber, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of November, 19 60

Charles C. Smith

Florence E. Smith

G 449