BK 3159

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----($10.00)---------- **DOLLARS**

--Ten dollars cash and other good and valuable consideration s------ cash in hand paid by Margaret J. Morris, receipt of which is hereby acknowledged, and assume the unpaid balance of a note in the principal amount $5,500.00 dated January 4, 1952, more fully described in Deed of Trust executed by Jessie Alford Smith and wife, Dorothy Jean Smith, to Perrine D. Baker, Trustee of record in Book 2046, page 577, Register's Office Davidson County, Tenn.

We, Jessie Alford Smith and wife, Dorothy Jean Smith

have bargained and sold, **and by these presents do transfer and convey unto the said** Margaret J. Morris, Wid

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

Land in Davidson County, Tennessee, being Lot No. 20 on Block "B" on the plat of I. L. Buell's 12.77 acre tract of the Talbot Land, of record in Book 270, page 5, Register's Office for said County.

Said Lot No. 20 fronts 50 ft. on the north side of Douglas Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Jessie Alford Smith and wife, Dorothy Jean Smith by deed from W. S. Sanders and wife, Irene I. Sanders of record in Book 2046, page 577, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret J. Morris

her heirs and assigns, forever.

And we do covenant with the said Margaret J. Morris

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.

And we, Jessie Alford Smith and wife, Dorothy Jean 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 Margaret J. Morris

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our **hand** s **this** 5 **day of** November, 19 60

Jessie Alford Smith

Dorothy Jean Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth B. Patton, **a Notary Public in and for said County and State, the within named** Jessie Alford Smith and wife, Dorothy Jean Smith

the 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 office, this 5 **day of** November, 19 60

Commission expires July 23, 1961

Ruth B. Patton
Notary Public

PG 89