BK 3160

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Two Hundred and No/100 ---------- ----------($15,200.00) ----------DOLLARS Cash in hand paid by Ernest Nelson Smith and wife, Betty Jean Smith, the receipt of which is hereby acknowledged,

WRIGHT AND SADLER, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do ~~does~~ transfer and convey unto the said Ernest Nelson Smith and wife, Betty Jean Smith

their ~~heirs~~ 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. 226 on the Map of Primrose Acres Subdivision, Section III, of record in Book 2900, page 71, Register's Office for said County.

Said Lot No. 226 fronts 82.92 feet on the easterly side of Oaklynn Drive and runs back between lines 235.5 feet on the northerly side and 201.3 feet on the southerly side to a dead line on which it measures 81 feet.

Being the same property conveyed to Wright and Sadler, Inc. by deed from E. D. Kemper, of record in Book 2992, page 119, and by deed from Outerspace Development Corporation, of record in Book 3035, page 617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest Nelson Smith and wife, Betty Jean Smith their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Ernest Nelson Smith and wife, Betty Jean Smith that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Wright and Sadler, Inc. do ~~does~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Ernest Nelson Smith and wife, Betty Jean Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF WRIGHT AND SADLER, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 16th day of November 1960.

Attest:

Lewis H. Sadler
Lewis H. Sadler, Secretary-Treasurer

WRIGHT AND SADLER, INC.

By: John E. Wright
John E. Wright, President

PG 85