K 3181

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---TEN & No/100THS--($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, DOROTHY McCLANAHAN SHUMATE, AS TRUSTEE, UNDER THE WILL OF RUTH MAYFIELD SPANN, DECEASED,

have bargained and sold, and by these presents do transfer and convey unto the said WENDELL L. SMITH, HIS heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING LOT No. 1003 AND THE EASTERLY 15 FEET OF LOT No. 1004 OF BLOCK 163, PLAN No. 1 WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT No. 1003 AND PART OF LOT No. 1004 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF ILLINOIS AVENUE, AND RUN BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 51ST AVENUE, NORTH, FORMERLY 10TH STREET, 150 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO DOROTHY McCLANAHAN SHUMATE, AS TRUSTEE, UNDER THE WILL OF RUTH MAYFIELD SPANN, DECEASED, WHO DIED TESTATE AND WHOSE WILL IS OF RECORD IN WILL BOOK 71, PAGE 401, IN THE OFFICE OF THE COUNTY COURT CLERK FOR DAVIDSON COUNTY, TENNESSEE, WITH FULL POWER TO EXECUTE THE PROPOSED CONVEYANCE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WENDELL L. SMITH, HIS heirs and assigns, forever.

And I do covenant with the said WENDELL L. 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, EXCEPT AS OF RECORD.

And I, DOROTHY McCLANAHAN SHUMATE, AS TRUSTEE, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said WENDELL L. SMITH, HIS heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 7th day of FEBRUARY, 1961

Dorothy McClanahan Shumate

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