BK 3184

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,

We, Leon Melton and wife, Marye Melton, have bargained and sold, and by these presents do transfer and convey unto the said Mary Cornelius Smothers, Josephine Smothers, Annie Louise Smothers, and Lawrence Smothers, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 2 feet of Lot No. 214, all of Lot No. 215, and the northerly 11 feet of Lot No. 216 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said part of Lot No. 214, all of Lot No. 215 and part of Lot No. 216 front together 44 feet on the westerly side of North Seventh Street, and extend back between parallel lines 165 feet to an alley in the rear, and measure 44 feet on said alley.

Being the same property conveyed to Leon Melton and wife, Marye Melton, by deed from Nashville Trust Company, of record in Book 986, page 451, 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 Mary Cornelius Smothers, Josephine Smothers, Annie Louise Smothers and Lawrence Smothers, their heirs and assigns, forever.

And We do covenant with the said grantees 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 taxes for 1961 which are prorated and assumed by the grantees.

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

Witness our hands this 8 day of March, 19 61

Marye Melton

Leon Melton

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