K 3185

WARRANTY DEED

FROM E. F. Tate, et ux 30626

TO James W. Smartt, et al

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 17 day of MAR A.D. 1961
at 12:36 o'clock P.M. and duly recorded
Noted in Book 2692 Page 201
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

Compliments of
Guaranty Title Company
A Division of
Guarance Company

WARRANTY DEED

For and in Consideration of the sum of seven thousand, one hundred and no/100---
----------($7,100.00)----------DOLLARS
of which sum $3,000.00 has been paid in cash, and for the remaining amount, James W. Smartt and mother, Thelma W. Smartt have assumed and agreed to pay the unpaid balance of $2,900.00 of an original indebtedness in the amount of $3,306.77 with interest at the rate of 6% per annum and payable in monthly installments of $25.00 each, and said note is secured by a vendor's lien retained in deed of record in book 2692, page 201, Register's Office for Davidson County, Tennessee, and James W. Smartt and mother, Thelma W. Smartt have executed one note of even date herewith in the principal amount of $1200.00 payable to E. F. Tate and wife, Willie Beatrice Tate on or before March 14, 1964, with interest from date at the rate of 4% per annum, and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest and attorney fees, a lien is expressly retained on the land herein conveyed, and privilege of prepayment is reserved,

we, E. F. Tate and wife, Willie Beatrice Tate

have bargained and sold, and by these presents do transfer and convey unto the said James W. Smartt and mother, Thelma W. Smartt, their

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

A lot of land in the 11th Civil District of Davidson County, Tennessee, described as follows:
Beginning at the southwest intersection of Litton Avenue and Scott Avenue; thence westwardly along the southerly margin of Litton Avenue 150 feet; thence southwardly parallel with Scott Avenue 50 feet; thence eastwardly parallel with Litton Avenue 150 feet to the westerly margin of Scott Avenue; thence with the margin of the same northwardly 50 feet to the point of beginning.
Being the same real property conveyed to E. F. Tate and wife, Willie Beatrice Tate, by deed from Hedy Evelyn Weaver and husband, dated September 24, 1959, filed September 29, 1959, and recorded in book 2962, page 227, said Register's Office.

FULL RELEASE

March 1967

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