K 3217

For and in consideration of the sum of _____

Ten ($10.00) and 00/100---------- *DOLLARS*

cash in hand to me paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Leona Combs, a widow,

_____ *have bargained and sold, and by these presents do transfer and convey unto the said* James A. Smith and wife, Lovie N. Smith

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

Land in Davidson County, Tennessee, being Lot No. 58 on Block "I", Division "B" on the Map of Turney Land Company's Property, of record in Book 161, page 144, Register's Office for said County, which plan shows said property divided into blocks but not into lots.

According to a printed copy of an unregistered plan said lot No. 58 fronts 50 feet on the west side of 21st Avenue North and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Luther Combs and wife, Leona Combs, by deed from Celeste L. Thompson, a widow, of record in Book 1870, page 537, said Register's Office, the said Luther Combs having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Smith and wife, Lovie N. Smith

their *heirs and assigns, forever.*

And I *do covenant with the said* James A. Smith and wife, Lovie N. 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.*

And I, Leona Combs

do further covenant and bind myself *my heirs and representatives, to warrant and forever defend the title to the said land to the said* James A. Smith and wife, Lovie N. Smith

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

Witness my *hand this* 31st *day of* March *, 19* 61*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leona Combs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frances V. Baker *a Notary Public in and for said County and State,* Leona Combs, a widow

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee this* 31st *day of* March *19* 61

Frances V. Baker *Notary Public*

Commission expires November 1, 1964

WARRANTY DEED

FROM

Leona Combs, a widow

TO

James A. Smith and wife

Lovie N. Smith

32778

2-14-64

#12,500.00

Guaranty Title Company

A Division of Title Insurance

APR 23 1961 A.D. 10 o'clock A M

Recorded in Book 2200 Page 382

Recording Fee $

JAMES P. WILSON, Register

By

Deputy Register

PG 572