K 3219

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 by Bethel C. Smith, Jr. and wife, Dorothy G. Smith, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Tucker L. Haynes and wife, Frances M. Haynes

_____ have bargained and sold, and by these presents do transfer and convey unto the said
Bethel C. Smith, Jr. and wife, Dorothy G. Smith
their 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. 358 on the Map of Hermitage Hills Subdivision, Section 3, as of record in Book 2900, page 97, Register's Office for said County.

Said Lot No. 358 fronts 88.83 feet on the northerly margin of Bonnacreek Drive and extends back 161.4 feet on the westerly line and 168.4 feet on the easterly line, to a dead line in the rear, measuring 70.0 feet thereon.

Being a part of the property conveyed to Tucker L. Haynes by warranty deed from Miller Kimbrough, Trustee, as of record in Book 3101, page 575, 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 Bethel C. Smith, Jr. and wife, Dorothy G. Smith
their heirs and assigns, forever.

And we do covenant with the said Bethel C. Smith, Jr. and wife, Dorothy G. Smith
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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Tucker L. Haynes and wife, Frances M. Haynes
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bethel C. Smith, Jr. and wife, Dorothy G. Smith,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of March, 19 61

Tucker L. Haynes

Frances M. Haynes

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