WARRANTY DEED G-143175 READ E. FOLK, JR. - FORM

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

PAUL SINCLAIR SMITH and wife, ROSA ESTELLE SMITH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. WALLACE EDWARDS, JR., unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Resubdivision of part of Lot No. 37 on the Plan of Belair, as of record in Book 2854, page 135, Register's Office for said County.

Said lot fronts 45.75 feet on the south side of West Linden Avenue and runs back between parallel lines, 192 feet to a dead line in the rear.

Being the same property conveyed to Paul Sinclair Smith and wife, Rosa Estelle Smith, by deed from Delmer D. Brown and wife, of record in Book 3162, page 467, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the said land is unincumbered, except for 1961 taxes, which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this the 24th day of April, 19 61

Paul Sinclair Smith

Rosa Estelle Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, READ E. FOLK JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Paul Sinclair Smith and wife, Rosa

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

Witness my official seal at Nashville, Tennessee, this 24th day of April, 19 61.

My Commission Expires July 23, 1962

Read E. Folk Jr.
Notary Public

WARRANTY DEED
CBBP
From
SINCLAIR SMITH ET UX
To
H. WALLACE EDWARDS, JR.,
unmarried
Dated April 24, 1961
Recorded April 26, 1961
Book 3280 Page 280
Register