K 3222

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - $13,850.00 - - - - - - - - - - -
- - - - - - - THIRTEEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 - - - - - - DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged,

We, J. Claud Smith and wife, Billie Katherine Smith,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Lawrence Fintan Baltz and wife, DeMerus M. Baltz, 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. 69 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee.

Beginning with a point in the northwesterly margin of Bonnacreek Drive at the common corner of Lots 46 and 69; thence in a northwesterly direction along the boundary line between said two lots, 90.0 feet to a point; thence in a northeasterly direction 150.0 feet to a point in the southwesterly margin of Bonnalynn Drive; thence along said margin 65.0 feet in a southeasterly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southeasterly direction to a point in the northwesterly margin of Bonnacreek Drive; thence along said margin 125.0 feet in a southwesterly direction to the point of beginning.

Being part of the property conveyed to J. Claud Smith and wife, Billie Katherine Smith, by deed from Miller Kimbrough, Trustee, of record in Book 3068, page 319, 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 Lawrence Fintan Baltz and wife, DeMerus M. Baltz, their _____ heirs and assigns, forever.

And we do covenant with the said Lawrence Fintan Baltz and wife, DeMerus M. Baltz 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.

And We, J. Claud Smith and wife, Billie Katherine Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lawrence Fintan Baltz and wife, DeMerus M. Baltz, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of May, 1961

J. Claud Smith

Billie Katherine Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James K. Baddes, a Notary Public in and for said County and State, the within named J. Claud Smith and wife, Billie Katherine Smith

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

Witness my hand and official seal at office, this 1st day of May, 1961

James K. Baddes
Notary Public

Commission expires MAY 11, 1963

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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