BK 3223

# WARRANTY DEED

For and in consideration of the sum of 10.00----------

Ten Dollars and no/100----------DOLLARS Cash in hand paid by Charlie M. Hunter and wife, Eudora Pace Hunter, the receipt of which is hereby acknowledged, and other good and valuable considerations accepted as cash.

We, Fred Schmidt and wife, Ernestine Schmidt have bargained and sold, and by these presents do transfer and convey unto the said Charlie M. Hunter and wife, Eudora Pace Hunter their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. E. Carney, Surveyor, dated March 12, 1958, as follows:

Beginning at a point in the center of Claylick Road 417 feet east of an iron pin located in the center of the intersection of Union Hill and Claylick Roads; thence due north 145 feet to an iron pin; thence north 75 deg. east 103.6 feet to an iron pin; thence due south 171 feet to and iron pin, the center of Claylick Road; thence in a westerly direction along the center line of Claylick Road, 100 feet to the point of beginning, and containing 0.36 acres, more or less.

Being the same real property conveyed to Fred Schmidt and wife, Ernestine Schmidt, by deed from Grover C. Carney and wife, Dated March 24, 1958, filed June 10, 1958, and recorded in Book 2751, Page 067, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie M. Hunter and wife, Eudora Pace Hunter their heirs and assigns, forever.

And we do covenant with the said Charlie M. Hunter and wife, Eudora Pace Hunter 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 taxes for 1961 which have been prorated and assumed by the grantees.

And We, Fred Schmidt and wife, Ernestine Schmidt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie M. Hunter and wife, Eudora Pace Hunter their heirs and assigns against the lawful claims of all persons, whomsoever. Witness our hands this 12th day of May, 1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fred Schmidt and wife,

Ernestine Schmidt

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Donna May Dacy, a Notary Public in and for said County and State, Fred Schmidt and wife, Ernestine Schmidt

the within named bargainors, 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 Nashville (Davidson County) Tennessee this 12th day of May, 1961.

Donna May Dacy Notary Public

Commission expires Feb. 6, 1962

PG 567