BK 3226

WARRANTY DEED — Published by Tennessee Title Company

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

- - - - - - Ten and No/100 - DOLLARS

cash in hand paid by Gertrude M. Smith, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Charles T. Lentz, Jr. and wife, Peggy S. Lentz have bargained and sold, and by these presents do transfer and convey unto the said Gertrude M. Smith for her sole and separate use free from the debts and contracts of her present or any future husband with full power vested in her to sell, mortgage or otherwise convey as if she were a femme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 5 on the Map of Chesterfield Place, as of record in Book 332, page 147, Register's Office for said County.
Said Lot No. 5 fronts 50 feet on the southerly side of Chester Avenue, formerly Chesterfield Avenue, and runs back 204.7 feet on the easterly line and 205.5 feet on the westerly line, to a dead line, measuring 50.2 feet thereon.
Being the same property conveyed to Charles T. Lentz, Jr., and wife, Peggy S. Lentz, by deed from Myrtle Lee Spain, as of record in Book 2204, page 53, 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 said - - - Gertrude M. Smith, her heirs and assigns, forever.

And we do covenant with the said - - - Gertrude M. 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 pro rated and assumed by the grantee, as of June 1, 1961

And We, Charles T. Lentz, Jr and wife, Peggy S. Lentz do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gertrude M. Smith, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June 19 61

Charles T. Lentz Jr.

Peggy S. Lentz

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles T. Lentz, Jr. and wife, Peggy S. Lentz, the bargainer, 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 in

Nashville, Tennessee, this 2nd day of June 19 61

Commission expires July 24, 1962

Notary Public

PG 267