K 3251

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

- - - - TEN AND NO/100 - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for fur ther consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain note in the original sum of $10,450.00 executed by Orvell Leon Smith and wife, payable to Security Federal Savings & Loan Association of Nashville, dated March 22, 1961 and secured by deed of trust to Everett A. Covington, Jr., Trustee, of record in book 3209, page 51, R.O.D.C. Tennessee;
and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain note in the original sum of $2600.00 executed by Orvell Leon Smith and wife, payable to Union Trust Company, dated March 22, 1961 and secured by deed of trust to Everett A. Covington, Jr., Trustee, of record in book 3209, page 103, R.O.D.C. Tennessee,

we, Orvell Leon Smith and wife Helen B. Smith

have bargained and sold, and by these presents do transfer and convey unto the said John M. Hahn and wife Martha Hahn

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 22 on the Plan of Sky View, as of record in book 2331, pages 54 and 55, Register's Office for said County, described as follows:
Beginning on the southerly margin of Starlight Drive at the corner of lots 21 and 22; thence with the line between said two lots southerly 297.4 feet to the corner of lots Nos. 20, 21 and 22; thence with the line between lots Nos. 20 and 22 southwesterly 128.9 feet to the corner of lots Nos. 18, 20 and 22; thence with the line between lots Nos. 18 and 22 southwesterly 155.1 feet to the corner of lots Nos. 22 and 23; thence with the line between said two lots northerly 514 feet to the southerly margin of Starlight Drive; thence with the same easterly 115 feet to the beginning.
Being the same property conveyed to Orvell Leon Smith and wife Helen B. Smith by deed from Union Trust Company, a Tennessee corporation, of record in book 3186, page 509, 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 John M. Hahn and wife Martha Hahn their heirs and assigns, forever.

And we do covenant with the said John M. Hahn and wife Martha Hahn 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 as above set out.

And we, Orvell Leon Smith and wife Helen B. 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 John M. Hahn and wife Martha Hahn their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30 day of June, 19 61

x Orvell Leon Smith

x Helen B Smith

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