K 3252

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of One and No/100 ($1.00) DOLLARS

to me in hand paid by Theoplie Smith, the receipt of all of which is hereby acknowledged,

I, Mrs. Marion Lee, have bargained and sold, and by these presents do transfer and convey unto the said Theoplie Smith, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT 31, BLOCK K, Revised Plan of Power and Roth, of MADISON PARK, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 974, page 38, Register's Office of said County. Said Lot fronts 50 feet on Yale Avenue and runs back 110 feet between parallel lines to a dead line.

And being the same property heretofore conveyed to Mrs. Marion Lee, by deed of record in Bock 3183, page 471, Register's Office for Davidson County, Tennessee.

In a deed from Realty Sales Company to R. J. Allen and wife, Mary Russell Allen, dated May 23, 1939, and recorded in Deed Book 1129, page 46, Register's Office for Davidson County, Tennessee, there are certain restrictions, covenants, and conditions, and the aforesaid deed from Realty Sales Company to R. J. Allen and wife was made subject to the aforesaid restrictions, covenants, and conditions, and reference is hereby made to this deed.

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

And I do covenant with the said Theoplie Smith that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mrs. Marion Lee, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Theoplie Smith, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of July, 19 41

Mrs Marion Lee

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