K 3252

For and in consideration of the sum of ONE AND 00/100 ($1.00)----------

----------*DOLLARS*

cash in hand to me paid by Rena Sullivan, the receipt of which is hereby acknowledged,

I, Evelyn E. Smotherman,

have bargained and sold, and by these presents do transfer and convey unto the said Rena Sullivan, her

heirs and assigns my one-half interest in *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 189 on the plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 189 fronts 50 feet on the westerly side of 9th Avenue North, formerly Buena Vista Pike, and runs back between parallel lines 150 feet to an alley.

Being the same real property conveyed to Rena Sullivan and Evelyn E. Smotherman, by deed from Brown R. Blair and wife, Sarah Woodard Blair, of record in Book 3026, page 550, said Register's Office.

one-half interest in said

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rena Sullivan, her

heirs and assigns, forever.

And I *do covenant with the said* Rena Sullivan

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,* except by taxes for the year 1961 and any outstanding mortgages or obligations on said property.

And I, Evelyn E. Smotherman,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rena Sullivan, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my *hand* this 21 *day of* June *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Mrs Evelyn E. Smotherman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature] *a Notary Public in and for said County and State,* Evelyn E. Smotherman

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21 *day of* June *19* 61

[signature] *Notary Public*

Commission expires 2/7/62

WARRANTY DEED
FROM
EVELYN E. SMOTHERMAN
TO
RENA SULLIVAN 49038

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of JUL A.D. 1961 at 12 o'clock M.
Noted in Book 4191 Page 271
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
JOE P. BINKLEY, ATTY.

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