K 3253

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by HARRY E. SMITH AND WIFE, LORA G. SMITH

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

WILLIAM W. MANNING AND WIFE, BETTE JO MANNING

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 444 on the Plan of Bellshire Estates, Section "B" as of record in Book 2331, page 129, Register's Office for said County.
Said lot fronts 126 feet on the easterly side of Dumbarton Drive and extends back 331.8 feet on the northerly line and 330.8 feet on the southerly line to a dead line in the rear on which it measures 103 feet.
Being the same property conveyed to William W. Manning and wife, Bette Jo Manning, by deed from Wright and Sadler, Inc., of record in Book 2797, page 469, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of July, 19 61.

William W. Manning — Bette Jo Manning

STATE TAX $ 24.00
PROBATE
TOTAL $ 24.50

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, P. E. Worrall, Clerk, Dorothy Hood, a Notary Public in and for said County and State, the within named William W. Manning and wife, Bette Jo Manning

the 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, Tennessee, this 10th day of July, 1961

Commission expires Mar. 6, 1965

Dorothy Hood
Notary Public.

TENNESSEE

Recording Fee $ 1.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record ... 19 ...

Murphree Mortgage Company

To HARRY E. SMITH, ET UX

From WILLIAM W. MANNING, ET UX

Warranty Deed
G-145221 mas

59585

16,000.00

G 481