BK 3280

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by the grantees herein and other good and valuable considerations receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated August 28, 1955, executed by Milton P. Smith and wife, payable to First Federal Savings & Loan Association for the original sum of $9,725.00, with interest at 4½% per annum; both principal and interest payable $55.29 monthly, beginning September 1, 1955, and balance August 1, 1979, and secured by Deed of Trust of record in Book 2433, page 5, Register's Office for Davidson County, Tennessee,

I, MILTON P. SMITH

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

CLYDE M. HELTON AND WIFE, ANNIE M. HELTON,

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. 706 of Block 32, on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 706 fronts 50 feet on the south side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Milton P. Smith and wife, Dana S. Smith, by deed from E. Paul Tidwell and wife, of record in Book 2447, page 1, said Register's Office, the said Dana Smith having since died.

And I, Rena P. Smith, wife of Milton P. Smith, join in this instrument for the purpose of coveying any and all of my marital rights to the above land.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLYDE M.HELTON AND WIFE, ANNIE M. HELTON,

their heirs and assigns, forever.

And I, do covenant with the said CLYDE M. HELTON AND WIFE, ANNIE M. HELTON,

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,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein,

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

Witness my hand this 11th day of September, 1961

Rena P. Smith

Milton P. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords, Jr., a Notary Public in and for said County and State, the within named Milton P. Smith and wife, Rena P. Smith

the bargainor S, 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 11th day of September, 1961

Commission expires March 22, 1965

Notary Public

58198

Warranty Deed
G-146569 - bm

FROM
MILTON P. SMITH ET UX

TO
CLYDE M. HELTON ET UX

REGISTER'S OFFICE
TO BE KEPT IN SAFE PLACE OR BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of SEP A.D. 1961 at 2:22 o'clock P.M.
Noted in Book 99 Page 70
Recorded in Book Page
Recording Fee $ 2.50
JAMES P. WILSON, Register
By

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

LAWYERS TITLE INSURANCE CORPORATION
of Virginia

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