K 3282

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Seven Hundred ($700.00) Dollars cash and the assumption of the balance of a note in the principal sum of $8,700.00 with interest at 5% and payable at the Murphree Mortgage Company DOLLARS Monthly instalments of $43.41 beginning July 1st, 19 9, with balance of $8547.15 which the purchasers hereby assume and agree to pay; the escrow fund to pass with the note to the purchasers.

We, Thomas R. Bradford and wife, Lillie P. Bradford,

have bargained and sold, and by these presents do transfer and convey unto the said Morgan Smith and wife, Anna Belle Smith

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. 29 on the Plan of Crutcher's Subdivision, of a part of the Lindsley Property, of record in Book 161, page 129, Registe 's Office for said County.

Lot No. 29 fronts 50 feet on the east side of Pennock Avenue and runs back between lines, 166.30 feet on the north line and 164.94 fee on the south line to an alley in the rear on which it measures 50 feet.

Being part of the property conveyed to Realty Brokerage, Inc., by deed from Hallmark Construction Company, of record in Book 2805, page 330, said Register's Office.

Being the same property conveyed by deed from Realty Brokerage, Inc., to Thomas R. Bradford and wife, Lillie P. Bradford as of record in Book 2907, page 229, Register's Office of 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 Morgan Smith, and wife, Anna Belle Smith their heirs and assigns, forever.

And we do covenant with the said Morgan Smith and wife, Anna Belle Smith 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 the above mortgage assumed by the purchasers

And We, Thomas R. Bradford and Lillie P. Bradford do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Morgan Smith and Anna Belle Smith and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness we hands this 24th day of September, 19 1

Morgan Smith — Thomas R. Bradford

Anna Belle Smith — Lillie P. Bradford

PG 111