WARRANTY DEED

FROM 65504

F. T. Smothers, Sr., et ux

TO

Bob Grannis

RECEIVED FOR RECORD
STATE OF TENNESSEE
DAVIDSON COUNTY
30 Sec
OCT A.D. 1969
at 9:00 o'clock A M
Noted in Book 4020 Page 120
Recorded in Book ____ Page ____
Recording Fee $2.00
JOHN P. WILSON, Register
By ____ D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1.10 ONE DOLLAR TEN CENTS

# WARRANTY DEED

*For and in Consideration of the sum of* five thousand, five hundred, fifty and no/100----------($5,550.00)-------*DOLLARS*

of which sum $672.99 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Bob Grannis has assumed and agreed to pay the unpaid balance of $4,877.01 of a note in the original amount of $5,000.00, with interest at 6% per annum, said principal and interest being payable in monthly installments of $55.52 each, and said note is secured by a deed of trust of record in book 3242, page 305, Register's Office for Davidson County, Tennessee,

we, F. T. Smothers, Sr. and wife, Ruth P. Smothers,

*have bargained and sold, and by these presents do transfer and convey unto the said* Bob Grannis, unmarried,

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by Pete Meyer, Surveyor, May 21, 1946, as follows:
Beginning on the south bank of the South Harpeth River, 891.5 feet west of the common corner of the lands of Mrs. Bettie Allen, Mrs. Allie T. Morton and the W. H. Allison heirs at an iron pin in a rock wall, the southeast corner of the land herein conveyed; thence north 18 degrees west 230 feet to an iron pin; thence south 72 degrees west 150 feet to an iron pin; thence south 18 degrees east 215.5 feet to an iron pin and a stone wall or fence; thence with said stone fence, north 82 degrees 15' east 150 feet to the point of beginning.
A private road runs through said tract of land, in an easterly andwesterly direction and the title to said land is subject to the right of property owners to use said road, which runs easterly and westerly approximately 88 feet south of the northwest corner and 88 feet south of the northeast corner of said land.
Being the same real property conveyed to F. T. Smothers, Sr. and wife, Ruth P. Smothers, by deed from Lawrence W. Barnard and wife, dated July 2, 1959, filed July 2, 1959, and recorded in book 2923, page 378, Register's Office for said County.
This conveyance is made subject to an agreement as set out in deed of record in book 2032, page 528, said Register's Office.