BK 3309

For and in consideration of the sum of ----------$10.00----------

----------Ten---------- DOLLARS

and other good and valuable consideration paid by Charles W. Hardy and wife, Gladys K. Hardy, the receipt of which is hereby acknowledged, we Albert L. Smith and wife, Dorothy Smith

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Hardy and wife, Gladys K. Hardy all our undivided one-half interest in and to their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Located in the second ward of the City of Nashville and being the southerly forty (40) feet of Lot No. Eighty-Six (86) in S. A. Champion's Subdivision, of part of the Harding Property. A plan of which subdivision is of record in Book 161, page 132, of the Register's Office for said County.

Said southerly part of Lot No. 86 fronts forty (40) feet on the easterly side of 22nd Avenue, North, formerly Champion Avenue, and extends back easterly, between parallel lines, one hundred fifty four and seven-tenths (154.7) feet to an alley in the rear. And being the same property conveyed to the ~~undersigned~~ Cockrill-Finegan Realty Company by deed of Rufus Gann, Trustee, of Record in Book 892, page 227, R. O. D. C.

And being part of the same property conveyed to A. L. Smith and wife, Mattie Smith by deed of Cockrill-Finegan Realty Company of record in Book 546, page 400, R. O. D. C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Hardy and wife, Gladys K. Hardy their heirs and assigns, forever.

And we do covenant with the said Charles W. Hardy Et Ux that were lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for taxes which the purchaser assumes.

And we, Albert L. Smith and wife, Dorothy Smith do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Hardy and wife, Gladys K. Hardy heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this day of October, 1961

Albert L. Smith

Dorothy Smith

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY

Personally appeared before me, David T. Larkins, a Notary Public in and for said County and State, the within named Albert L. Smith and wife, Dorothy 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 office, this 23rd day of October, 1961

Commission expires ----------

David T. Larkins
Notary Public

WARRANTY DEED

FROM Albert L. Smith Et Ux

TO Charles W. Hardy Et Ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of NOV A.D. 1961 at 10 o'clock
Noted in Book 1045 Page 319
Recording Fee
Recording Fee
By
REGISTER

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

200

PG 319