K 3314

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

--- Ten & no/100 ---

and other good and valuable considerations, cash in hand paid by Edmund O. Ragland and wife Gerlene B. Ragland, the receipt of which is hereby acknowledged.

We, Henry E. Smith and wife, Elizabeth R. Smith have **bargained and sold, and by these presents do transfer and convey unto the said** Edmund O. Ragland and wife Gerlene B. Ragland their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Laurel Acres Subdivision, Section I, of record in Book 2133, page 48, said Register's Office.

Said Lot No. 66 fronts 101.8 feet on the northeasterly side of Ennis Road and runs back between lines, 122 feet on the southeasterly side and 231.6 feet on the northwesterly side to a dead line in the rear which is a broken line measuring 160 feet thereon.

Being part of the same property conveyed to Henry E. Smith and wife Elizabeth R. Smith by deed from Donelson Home Builders, Inc. of record in Book 2392, page 537, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2150, page 53, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 48, said Register's Office which shows a 40 foot setback line from Ennis Road, and a 10 foot utility easement along the southeasterly and rear lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edmund O. Ragland and wife, Gerlene B. Ragland their **heirs and assigns, forever.**

And we **do covenant with the said** Edmund O. Ragland and wife, Gerlene B. Ragland **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.**

And we, Henry E. Smith and wife Elizabeth R. Smith **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Edmund O. Ragland and wife Gerlene B. Ragland their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 16th **day of** November, 19 61

Henry E. Smith

Elizabeth R. Smith

Henry E. Smith

Elizabeth R. Smith.

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