K 3339



# WARRANTY DEED

*For and in consideration of the sum of* ($10.00) - - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

I, Ernestine Fall Hunt,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Earl R. Smith and wife, Mary Lou Smith, their

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

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 250 feet of the northerly 308.9 feet of the easterly 156 feet of lot No. 13 on the Map of Joseph W. Horton's Property, as of record in Plan Book 1, page 44, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the easterly margin of Martin Street 58.9 feet north of the northeast corner of Wedgewood Avenue and Martin Street, as measured along the easterly margin of said Martin Street; thence with the easterly margin of Martin Street, northerly 50 feet; thence south 87½ degrees east 156 feet to a point; thence south 2 degrees west 50 feet to a point, Hester's northeast corner; thence with Hester's north line, north 87½ degrees west 156 feet to the beginning.

Being the same real property conveyed to Ernestine Fall Hunt by deed from Sophia M. Neal and husband, dated June 1, 1931, filed August 11, 1931, and recorded in Book 377, page 367, Register's Office for said County.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Earl R. Smith and wife, Mary Lou Smith, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Earl R. Smith and wife, Mary Lou Smith *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, Ernestine Fall Hunt *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Earl R. Smith and wife, Mary Lou Smith, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* my *hand* this 16th *day of* January, 1962. ~~the corporate party of the first part has caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Miss Ernestine Fall Hunt

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Hugh J. Bradley, *a Notary Public in and for said County and State,* J. Ernestine Fall Hunt *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 16th *day of* January, *19* 62.

Hugh J. Bradley *Notary Public*

*Commission expires* April 23, 1963.

RG 121