K 3342

For and in consideration of the sum of - TEN AND NO/100 - DOLLARS - ($10.00) - - - cash in hand paid by PERCY NELLUMS, JR., AND WIFE, BARBARA R. NELLUMS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, JUANITA H. SMITH, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said PERCY NELLUMS, JR., AND WIFE, BARBARA R. NELLUMS,

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

Being Lot No. 15 on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the southerly side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Hebra S. Smith and wife, Juanita H. Smith, by deed from Thomas M. Law and wife, of record in Book 1583, page 556, said Register's Office, the said Hebra S. Smith having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PERCY NELLUMS, JR., AND WIFE, BARBARA R. NELLUMS, their heirs and assigns, forever.

And I do covenant with the said PERCY NELLUMS, JR., AND WIFE, BARBARA R. NELLUMS, 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, except by taxes for the year 1962, which have been prorated and are hereby assumed by the grantee.

And I, JUANITA H. SMITH, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said PERCY NELLUMS, JR., AND WIFE, BARBARA R. NELLUMS, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14th day of February, 1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Juanita H. Smith
(Juanita H. Smith)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, Juanita H. Smith, a widow, 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 14th day of February, 1962.

Anne Abernathy
Notary Public

My commission expires 10-25-1965

84267

WARRANTY DEED
FROM
JUANITA H. SMITH
TO
PERCY NELLUMS, JR., AND WIFE,
BARBARA R. NELLUMS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day
FEB 1962 A.D.
10:30 o'clock A.M.
Book 2045 Page 99
Register

NASHVILLE, TENNESSEE

PG 99