BK 3345

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100- DOLLARS

and other good and valuable consideration, cash in hand paid by Floyd Ray Tomlin, receipt of all of which is hereby acknowledged, and in further consideration of the said, Floyd Ray Tomlin assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by Jesse S. Taylor and wife, Lorene H. Taylor, to C.D. Rippy, Trustee, dated August 27, 1951, filed September 10, 1951, and recorded in book 2052, page 615, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date herewith for $4,750.00, payable with interest as specified in said note.
Said deed of trust, in addition to usual provisions as to defaults provides that if mortgagors, their heirs or assigns execute, or file any instrument imposing a restriction on sale or occupancy of premises on basis of race, color or creed, entire debt may be declared due and payable.

I, Addie L. Smiley have bargained and sold, and by these presents do transfer and convey unto the said Floyd Ray Tomlin his 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. 21 on the Plan of Shelby Village No. 2, as of record in book 1835, page 48, Register's Office for said County, described as follows:
Beginning on the northerly margin of Sevier Court at the corner of lots Nos. 21 and 22; thence with the line between said two lots northwardly 78 feet to the southeast corner of lot No. 23; thence with the line between lots Nos. 21 and 23 northeastwardly 62.3 feet; thence southeastwardly 46.7 feet to the northwest corner of lot No. 20; thence with the line between lots Nos. 20 and 21 southwardly 97.8 feet to the northerly margin of Sevier Court; thence with said Court westwardly 70 feet to the beginning.
Being the same real property conveyed to Addie L. Smiley by deed from Magdalene Shannon Binkley and husband, dated May 27, 1952, filed June 10, 1952, and recorded in book 2085, page 15, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Floyd Ray Tomlin his heirs and assigns, forever.

And I do covenant with the said Floyd Ray Tomlin 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, Addie L. Smiley do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Floyd Ray Tomlin his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2 day of March, 1962.

Addie L Smiley
Addie L. Smiley

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