K 3345

WARRANTY DEED TTC-150211 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

THOMAS B. STROUD, JR., and BETTY P. STROUD, as tenants in common, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. D. SMITHSON and wife, MILDRED F. SMITHSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 41 on the Map of Kenmore Place, as of record in Book 332, page 32, Register's Office for said County, and being known as Lot No. 5 on the unrecorded map of Jones and Land's Subdivision of said lot, described as follows:

Beginning at a point in the west margin of Foster Street at the corner of Lots 4 and 5, 509.53 feet north from McGavock Pike; thence with the line between Lots 4 and 5, westerly 180.72 feet to the east line of the L. S. McAnn lot; thence with McAnn's east line, northerly 65 feet to a point; thence easterly 180.72 feet to the line between Lots 41 and 82 on said Kenmore Place; thence with the line between said lots and partly along Foster Street, southerly 65 feet to the point of beginning.

Being the same property conveyed to Thomas B. Stroud, Jr., and Betty P. Stroud, as tenants in common, by deed from Lonnie S. Cox and wife, as of record in Book 3073, page 263, said Register's Office.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except the 1962 taxes, which have been assumed and prorated by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of March, 1962

Thomas B. Stroud Jr

Betty P. Stroud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas B. Stroud, Jr., and Betty P. Stroud,

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 Nashville, Tennessee, this, the 7th day of March, 1962

Reau E. Folk Jr.
Notary Public

My commission expires: ~~January~~ JULY 23, 1962

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WARRANTY DEED
CB&F

From
THOMAS B. STROUD, JR. and
BETTY P. STROUD

To
J. D. SMITHSON and wife,
MILDRED F. SMITHSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of MAR 1962 A.D. at 1:38 o'clock P.M.
Noted in Book 101 Page 538
Recorded in Book Page
Recording Fee $ 2.00
JAMES F. WILSON, Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.

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