K 3377

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 4,000.00 DOLLARS
FOUR THOUSAND AND NO/100

Cash in hand paid by the Grantees herein, the receipt of which is hereby acknowledged and for the further consideration that the Grantees herein assumes and agrees to pay the remaining unpaid balance of $4,000.00, of a note in the original amount of $5,000.00, executed by the Grantors herein, dated May 24, 1960, payable to Travis & Lewis Land Company, payable in annual installments of $1,000.00 each, beginning May 24, 1961, with interest at 6% per annum, and secured by a Vendor's Lien retained in the Deed of record in Book 3072, page 612, Register's Office for Davidson County, Tennessee.

we, WILLIAM U. SMITH, a 1/2 undivided interest; JAMES T. PATTERSON, J. L. MORRISSEY, L. A. MORRISSEY AND JAMES G. MORRISSEY, a 12½ undivided interest each

have bargained and sold, and by these presents do transfer and convey unto the said REESE L. SMITH, JR. AND KARL E. HAURY

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

Being in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described partly according to a survey made by Z. J. Wilkinson, Surveyor, May 12, 1943, as follows:
BEGINNING at a point in the center of the old Charlotte Road, said beginning point being the northeast corner of Gaddis' 20 Acre Tract, of record in Book 1250, page 32, Register's Office for said County; running with the center of said road, north 84½° east 7.94 poles; thence north 85½° east 28 poles; thence north 71° east 8 poles; thence north 5¼° east 12 poles to a point inthe center of said Road, leaving said Road; thence south 3° west 387 poles more or less to a stone, poplar and two white oak pointers; thence south 87½° east 67 poles more or less to a beech; thence south 22° east 126 poles to a beech stump; thence north 76° west 243 poles; thence north 3° east 134 poles to a stone in hollow; thence north 3° east 242 poles more or less to a rock pile in Gaddis' south line; thence with Gaddis' south line, south 88° east 65.06 poles to a point in Gaddis' southeast corner; thence with Gaddis east line, north 3° east 57 poles more or less to the point of beginning, containing 338 acres more or less, including but excluding Lots Nos. 2 and 3, as conveyed to J. W. Hunter and wife, by deed of record in Book 2648, page 513, said Register's Office; Lots 4 and 6, as conveyed to H. H. Loftis, by deed of record in Book 2647, page 563; Lot No. 5 as conveyed to Lawrence W. Loftis, by deed of record in Book 2647, page 566; Lot No. 9 as conveyed to Helen W. White, by deed of record in Book 2930, page 271; Lot No. 10 as conveyed to N. G. Covington and wife, by deed of record in Book 2647, page 539; Lot No. 11 as conveyed to James Smiley and wife, by deed of record in Book 2647, page 535, said Register's Office; Lot No. 16 as conveyed to H. B. Lavender and wife, as of record in Book 2647, page 537; Lot No. 20 as conveyed to Herbert Lee Parrish and wife, by deed of record in Book 2647, page 558; Lot No. 22 as conveyed to R. A. Walden, etal by deed of record in Book 2753, page 463, and the triangular tract marked "Reserved", located near the northeast corner of Lot No. 15, as conveyed by deed of record in Book 3100, page 29, Register's Office.
Being the same property conveyed to William U. Smith, a 1/2 undivided interest and to James T. Patterson, J. L. Morrissey, L. A. Morrissey and James G. Morrissey, a 12½ undivided interest each, by deed from Travis & Lewis Land Company, as of record in Book 3072, page 612, 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 said REESE L. SMITH, JR. AND KARL E. HAURY their heirs and assigns, forever.

And we do covenant with the said REESE L. SMITH, JR. AND KARL E. HAURY 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. Except as hereinabove set, out.

And we, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of May, 1962

G 415