K 3398

350 Book 3398 Page 350

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated November 3, 1954, executed by Robert C. Nichols, Jr., payable to Lincoln National Life Insurance Company, for the original sum of $8500.00, with interest at 4½% per annum, both principal and interest payable $53.78 monthly, beginning December 1, 1954, final November 1, 1974, and secured by a Deed of Trust of record in Book 2352, page 245, Register's Office for Davidson County, Tennessee.

we, ROBERT C. NICHOLS, JR. AND WIFE, PATSY K. NICHOLS

have bargained and sold, and by these presents do transfer and convey unto the said

C. E. SMITHSON AND WIFE, MAMIE LOUISE SMITHSON

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the easterly part of Lot No. 16 on the Map of Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for said County, and described as follows: BEGINNING at a point in the northerly margin of Montrose Avenue at the southeast corner of Lot No. 1 on the Map showing the Resubdivision of Lots 14, 15 and parts of Lots 13 and 16, as of record in Book 2017, page 565, said Register's Office; thence with the easterly margin of said lot, north 30° 15' west 203.4 feet to the northeast corner of said lot and in the south line of Lot No. 22 in the Plan of record in Book 547, page 25, said Register's Office; thence with the south line of said lot, easterly 52 feet to a point in the westerly line of Lot 20; thence southerly with the westerly line of Lots 20, 19, 18 and 17, 201.2 feet to the northerly margin of Montrose Avenue; thence with said Avenue westerly 62 feet to the beginning.

Being the same property conveyed to Robert C. Nichols, Jr., by deed from E. A. Shelby and wife, as of record in Book 2304, page 329, 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 C. E. SMITHSON AND WIFE, MAMIE LOUISE SMITHSON

their heirs and assigns, forever

And we do covenant with the said C. E. SMITHSON AND WIFE, MAMIE LOUISE SMITHSON 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 hands this 28th day of May, 19 62

Robert C. Nichols, Jr.

Patsy K. Nichols

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Dorothy N. Hogan, a Notary Public in and for said County and State, the within named Robert C. Nichols, Jr., and wife, Patsy K. Nichols

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 28th day of May, 19 62

Commission expires May 4, 1965

Dorothy N. Hogan
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of MAY A.D. 1962 at 10 o'clock A M.
Noted in Book 2352 Page 245
Recording Fee 2.00
JAMES P. WILSON, REGISTER
By Deputy

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

LAWY
SURANCE
GINIA

Warranty Deed
G-151975 mss
FROM
ROBERT C. NICHOLS, JR., ET UX
To
C. E. SMITHSON, ET UX
RETURN TO TENNESSEE TITLE CO. BOX
MAIL FOR IN

2114

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