K 3399

For and in consideration of the sum of EIGHT THOUSAND TWO HUNDRED AND NO/100---- ---------- ($8,200.00) ---------- DOLLARS

Cash in hand paid by Thelma E. Smith the receipt of which is hereby acknowledged,

we, W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge,

have bargained and sold, and by these presents do transfer and convey unto the said Thelma E. Smith

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

Being Lot No. 31 on the Plan of Baileywood Subdivision, Section 2, as of record in Book 3106, Page 38, Register's Office for said County.

SAID Lot No. 31 begins at a point on the northerly margin of Franklin Street, thence West with said margin of said Street, 41.31 feet to a concrete monument, the beginning of a curve to the left, thence around said curve having a radius of 20 feet, a distance of 31.01 feet to a concrete monument; thence along the margin of a 12 foot alley 163.46 feet in a northeasterly direction to a concrete monument; thence with the line between Lots 31 and 30, southerly 133.9 feet, to the point of beginning.

BEING part of the same property conveyed to W. L. Bainbridge, Jr. by deed from B. & D. Development Company, of record in Book 3220, Page 605, 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 Thelma E. Smith

her heirs and assigns, forever.

And we do covenant with the said Thelma E. Smith

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.

And we, W.L. Bainbridge, Jr. and wife, Julia W. Bainbridge,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thelma E. Smith

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of May 19 62

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clara Ward, a Notary Public in and for said County and State, the within named W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge,

the bargainors, 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 office, this 21st day of May, 1962

Commission expires Oct. 30, 1965

Notary Public

WARRANTY DEED

FROM W. L. Bainbridge, Jr. and wife,

Julia W. Bainbridge

TO

Thelma E. Smith

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of JUN 1962 A.D.
at 11:55 o'clock A M.
Noted in Book 1012 Page 881
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

$8200.00 X 1/4758 = 3150

DOCUMENTARY

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