







For and in consideration of the sum of Five Thousand Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and fifteen notes in the amount of Six Thousand Dollars each, due in monthly payments of $500.00 each, secured by a deed of trust, we, Wm. H. Nunnelly and wife, Louise B. Nunnelly, have this day bargained and sold and by these presents do transfer and convey unto Wendell Lee Smith and wife, Jessylea Smith, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, lying and being situated in Davidson County, Tennessee, and lying on the North side of Charlotte Avenue between 53rd and 54th Avenues, North, said tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being part of Block 194 as recorded on the Plan of Extension No. 1, West Nashville, of record in Book 57, page 173, Register's Office for said County, and shown on the survey prepared by Harvey Gee, May 1948, and February 25, 1949, and more particularly described as follows:

Beginning at a point in the Northerly margin of Charlotte Avenue, 77.38 feet West of the Northwest corner of said avenue and 53rd Avenue, North, (or at the westerly side of the wall of the building formerly occupied by the S&S Liquor Store); thence Westerly along the northerly margin of Charlotte Avenue 116.62 feet to the easterly margin of Morrow Road (now 54th Avenue, North); thence northerly along the easterly margin of Morrow Road or 54th avenue North, 224.9 feet to a 25 foot alley; thence easterly along the southerly margin of said alley, approximately 115.3 feet to a point which is 76.49 feet west of the west margin of 53rd Avenue, North thence southerly 195.41 feet to the point of beginning.

Being the same property conveyed to Wm.H.Nunnelly et ux by deed of L.E.McClearen et ux, dated February 25, 1949, and recorded in Deed Book 1683, page 509, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said Wendell Lee Smith and wife Jessylea Smith, their heirs and assigns forever.

We covenant that we are true and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free of encumberance, except the 1962 property tax, which will be pro-rated one-half each to the purchaser and grantor herein.

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said Wendell Lee Smith and wife, Jessylea