K 3404

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 thefurther consideration that the Grantees assume and agree to pay the remaining unpaid balance of a note dated June 17, 1958, executed by James A. Johnston and wife, payable to Guaranty Mortgage Company, for the original sum of $15,900.00, with interest at 5¼% per annum, both principal and interest payable $87.93 monthly, beginning July 1, 1958, balance June 1, 1988, and secured by a Deed of Trust of record in Book 2772, page 603, Register's Office for Davidson County, Tennessee.

we, JAMES B. NOLEN AND WIFE, MOLLY C. NOLEN

have bargained and sold, and by these presents do transfer and convey unto the said BOYD SMITH AND WIFE, MIRANDA B. SMITH

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

Being Lot No. 172 on the Plan of Crest Meade, Section III, as of record in Book 2331, page 150, Register's Office for said County.
Said lot fronts 128 feet on the east side of Old Davidson Road and runs back 123 feet on the south line and 145 feet on the north line to a dead line, which is a broken line, on which it measures 174.4 feet.
Being the same property conveyed to James B. Nolen and wife, Molly C. Nolen, by deed from James A. Johnston and wife, as of record in Book 2927, page 213, 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 BOYD SMITH AND WIFE, MIRANDA B. SMITH their heirs and assigns, forever.

And we do covenant with the said BOYD SMITH AND WIFE, MIRANDA B. 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. 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 Grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of July, 1962

James B. Nolen — Molly C. Nolen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Homer E. Willis, a Notary Public in and for said County and State, the within named James B. Nolen and wife, Molly C. Nolen

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 7th day of July, 1962

Commission expires October 25, 1965

Homer E. Willis
Notary Public

HOMER E. WILLIS NOTARY PUBLIC DAVIDSON CO.

Warranty Deed
G-12936 Form 10313
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

JAMES B. NOLEN, ET UX

To

BOYD SMITH, ET UX
My Residence Is
REGISTER'S OFFICE
PLEASE RETURN TO TENN. TITLE CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of JUL A.D. 1962 at 2:17 o'clock P.M.
Noted in Book 1112 Page 546
Recorded in Book ___ Page ___
Recording Fee $2.50
JAMES P. WILSON, Register
By ____ Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Lot # 172 788-85

LAWYERS TITLE INSURANCE CORPORATION

G 551