K 3405

Book 3[illegible] 21

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and no/100----------DOLLARS

and other good and valuable considerations, cash in hand paid by Sam R. Smith, Jr. and wife, Joyce Metz Smith, the receipt of all of which is hereby acknowledged

We, N. C. Dunn, Jr. and wife, Ruth B. Dunn have bargained and sold, and by these presents do transfer and convey unto the said Sam R. Smith, Jr. and wife, Joyce Metz Smith their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Brentview Hills as of record in Book 3300, page 43 and 44, Register's Office for said County.
Said lot fronts 176 feet on the east side of Stallworth Drive and runs back 346.4 feet on the northerly line and 229 feet on the southerly line to a dead line in the rear on which it measures 180 feet.
Being part of the property conveyed to N. C. Dunn, Jr. and wife, Ruth B. Dunn, by deed from Brentview Development Company, as of record in Book 3374, page 203, said Register's Office.

This conveyance is made subject to restrictions filed for record March 7, 1962, in Book 3345, page 205, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam R. Smith, Jr. and wife, Joyce Metz Smith their heirs and assigns, forever.

And we do covenant with the said Sam R. Smith, Jr. and wife, Joyce Metz 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, N. C. Dunn, Jr. and wife, Ruth B. Dunn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sam R. Smith, Jr. and wife, Joyce Metz Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of July, 1962

N. C. Dunn, Jr.

Ruth B. Dunn

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