BK 3430

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100---------- DOLLARS
Cash in hand paid by Joyce A. Sweat, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Joyce A. Sweat of the present balance owing under the terms and conditions of a deed of trust executed by Donald E. Rainey and wife, Barbara June Rainey, to Raymond L. Davis, Jr., Trustee, of record in Book 3387, page 271, / We have bargained and sold, and by these presents do transfer and convey unto the said Joyce A. Sweat, R.O.D.C.T.
her 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 the east 45 feet of the west 55 feet of Lot No. 4 on the Plan of George C. Watters Second Addition, as of record in Book 161, page 172, Register's Office for said County.

Said part of said lot fronts 45 feet on the south side of Rosebank Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Lonnie E. Smith and wife, Verner E. Smith, by deed from Randall Phillips, of record in Book 3401, page 457, 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 Joyce A. Sweat, her heirs and assigns, forever.

And we do covenant with the said Joyce A. Sweat, 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, Lonnie E. Smith and wife, Verner E. Smith, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joyce A. Sweat, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of June, 1962

x Lonnie E. Smith

x Verner E. Smith

PG 369