WARRANTY DEED TTC-154441

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 29, 1957, in the original principal sum of $7,450.00, payable to the order of Murphree Mortgage Company in monthly installments of $41.20, including interest at 5½% per annum, said note being secured by a deed of trust executed b y Fred K. Boshers and wife, Anye H. Boshers, to Ferriss C. Bailey, Trustee, of record in Book 2676, page 137, Register's Office for Davidson County, Tennessee,

JAMES E. SMITH and wife, WANDA R. SMITH,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
W. B. STAFFORD and wife, MAGGIE STAFFORD,
hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated July 25, 1951, made by Lewis D. Justice, Surveyor, as follows: Beginning at a point in the westerly margin of Scott Avenue, 100 feet north of the north margin of Otey Avenue; thence westerly, parallel to said Otey Avenue and 100 feet north of the same 188 feet to the easterly margin of a proposed alley, which point is 12 feet east of the east margin of an existing 12 foot alley; thence northerly 50 feet with the margin of said proposed alley to a point; thence easterly 188 feet to the west margin of Scott Avenue; thence with the margin of the same South 50 feet to the beginning.

Being the same property conveyed to James E. Smith and wife, Wanda R. Smith, by deed from Albert Brewer, of record in Book 2996, page 415, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above,

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of August, 19 62

James E. Smith

Wanda R. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. Smith and wife, Wanda R. Smith, the bargainer(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 28th day of August, 1962

Rean E. Folk Jr.
Notary Public

My commission expires July 26, 1966