BK 3431

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----TEN & No/100THS--($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF THE UNPAID BALANCE OF A MORTGAGE OF RECORD IN BOOK 3217, PAGE 380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, JAMES C. SUMMERS AND WIFE, GEORGIE SUMMERS,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM A. SMOTHERMAN AND WIFE, MARTHA SMOTHERMAN, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING THE WESTERLY HALF OF LOT NO. 20 AND THE EASTERLY HALF OF LOT NO. 21 ON THE PLAN OF JONES AND BRADFORD'S SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY.

SAID WESTERLY PART OF LOT NO. 20 AND THE EASTERLY PART OF LOT NO. 21 TOGETHER FRONT 50 FEET ON THE SOUTHERLY SIDE OF WEST GREENWOOD AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 154½ FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. SUMMERS AND WIFE, GEORGIE SUMMERS, BY DEED FROM HAZEL BINKLEY JACKSON OF RECORD IN BOOK 3217, PAGE 380, 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 said WILLIAM A. SMOTHERMAN AND WIFE, MARTHA SMOTHERMAN, THEIR heirs and assigns, forever.

And WE do covenant with the said WILLIAM A. SMOTHERMAN AND WIFE, MARTHA SMOTHERMAN, 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 OF RECORD.

And WE, JAMES C. SUMMERS AND WIFE, GEORGIE SUMMERS, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM A. SMOTHERMAN AND WIFE, MARTHA SMOTHERMAN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 1ST day of SEPTEMBER, 1962

James C Summers

Georgie Summers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, CHARLES K. COSNER, a Notary Public in and for said County and State, the within named JAMES C. SUMMERS AND WIFE, GEORGIE SUMMERS,

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 office, this 1ST day of SEPTEMBER, 1962

Commission expires 4/24/66

Charles K Cosner
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

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