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G-154045

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

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

TEN AND 00/100---------- DOLLARS

and other good and valuable considerations, receipt of which is hereby acknowledged, and the Grantees do assume and agree to pay the unpaid balance in the original amount of $9,500, deed of trust executed by Jimmy N. Bean and wife to Herschel Greer, trustee, of record in Book 2933, page 405, to secure Guaranty Mortgage Company, a note dated May 25, 1959, with interest at 5½% per annum, beginning July 1, 1959, balance June 1, 1984. Said deed of trust having been purchased by First Federal Savings and Loan Association.

CAPITOL DEVELOPMENT COMPANY (A Tennessee Corporation)

have bargained and sold, and by these presents do transfer and convey unto the said

RICHARD SMITH AND WIFE, HARVE ELLA 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. 46 and the South 10 feet of Lot No. 45 of of Block "A" on the Map of Richardson's Addition, of record in Book 161, page 5, Register's Office for said County.

Said Lot and part of said lot fronts together 60 feet on the westerly side of North 5th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Capitol Development Company, a Tennessee Corporation, by deed from Jimmy N. Bean and wife, of record in Book 3256, page 293, 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 RICHARD SMITH AND WIFE, HARVE ELLA SMITH,

their heirs and assigns, forever.

And we do covenant with the said Richard Smith and Wife, Harve Ella 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, CAPITOL DEVELOPMENT COMPANY, A Tennessee Corporation do further covenant and bind ourselves, our successors, assigns, heirs and representatives, to warrant and forever defend the title to the said land to the said Richard Smith and Wife, Harve Ella Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of August 19 62

ATTEST: W. H. Lambert
Vice-President

President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained. Witness my hand and official seal at.....

....., Tennessee, this.....day of....., 19.....

Commission expires.....

Notary Public

TENNESSEE TITLE COMPANY

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