K 3433

WARRANTY DEED

For and in consideration of the sum of $10.00
- - - - - - - - - -TEN & 00/100- - - - - - - - - - - - - - - - -*DOLLARS*
cash paid, the receipt of which is hereby acknowledged and other good and valuable considerations,

We, Fredrick D. Smith and wife, Jessie Smith

have bargained and sold, and by these presents do transfer and convey unto the said Thomas B. Greene and wife, Icy Mae Greene, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, August 6, 1958, as follows:
Beginning at an iron pin in the easterly margin of a 50 foot road, the southwesterly corner of the 1.8 acres conveyed to O. W. Crump and wife by deed from W. A. Flowers et al, of record in Book 2801, page 51, Register's Office for said County; thence with the easterly margin of said road, as follows: southeasterly 32.5 feet, southeasterly and southwesterly around a curve 100 feet to a point, southeasterly 61 feet to an iron pin and south 63 degrees 30 minutes east 392 feet, more or less, to a point in the northwesterly bank of the Cumberland River; thence northeasterly with the bank of the same 50 feet, more or less, to a point; thence north 33 degrees 45 minutes west 537.2 feet, more or less, to an iron pin; thence south 49 degrees 45 minutes west 209 feet to the beginning, containing 2.0 acres, more or less.
Said property was conveyed to Fredrick D. Smith and wife, Jessie Smith, by two deeds, one from Fred E. Follis et ux, dated June 17, 1957, of record in book 2651, page 59 and the other from W. A. Flowers et al, dated August 15, 1958, of record in book 2801, page 5, 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 Thomas B. Greene and wife, Icy Mae Greene, their

heirs and assigns, forever.

And we *do covenant with the said* Thomas B. Greene and wife, Icy Mae Greene

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 for easement and right to flood premises of record in book 2157, page 445, Register's Office for Davidson County, Tennessee.

And we, Fredrick D. Smith and wife, Jessie 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* Thomas B. Greene and wife, Icy Mae Greene their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*S *this* 16th *day of* August, *19*62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fredrick D. Smith

Jessie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Theodore Lewis, a Notary Public in and for said County and State, Fredrick D. Smith and Jessie Smith

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee,*
this 16th *day of* August, *19*62

Theodore Lewis *Notary Public*

Commission expires 11-5-63

G 337