K 3461

For and in consideration of the sum of $ 10.00) Ten and No/100 cash in hand paid by the grantees herein, and for other good and valuable consideration, the grantees Elwin B. Smith and wife Sarah Smith are to assume the loan held by Fidelity Federal Savings and Loan from Raymond Davis and wife Judith K. Davis on the property mentioned below;

and we, Raymond E. Davis and wife Judith K. Davis have bargained and sold, and by these presents do transfer and convey unto the said Elwin B. Smith et ux Sarah Smith their 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 part of Lot "A" on the Revised & Corrected Map of W. P. Ready's Subdivision, as of record in Book 332, page 110, Register's Office for said County and also being a part of Lot No. 1 in an unrecorded re-subdivision of Los A and B as shown on the Survey made by Z. J. Wilkinson, Surveyor dated May 18, 1959 and described as follows:

BEGINNING at a point in the south margin of Sarver Avenue, formerly Madison Avenue, the east line of part of Lot No. 1 conveyed to the state of Tennesse by Willis A. Smith, and wife of record in Book 2591, page 295, which is now the east margin of Pierce Avenue; thence along the east margin of said Avenue, south 7* 30' west 92 feet; thence with the curve to the left, southerly 83 feet to a point in the south line of Lot No. 1 in the Resubdivision; thence along the south line of Lot No. 1, east 57.2 feet to an iron pin; thence north 175 feet to an iron pin in the south margin of Sarver Ave; thence with said Avenue, south 89* west 45.5 feet to, the beginning.

Being part of the property conveyed to Willis A. Smith and wife, Betty Louise Smith, by deed from Donald W. Carpenter and wife, of record in Book 2035, page 57, 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 Elwin B. Smith et ux Sarah Smith their heirs and assigns, forever.

And we do do covenant with the said Elwin B. Smith et ux Sarah 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, Raymond E. Davis et ux Judith K. Davis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elwin B. Smith et ux Sarah Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand a this 3rd day of November, 19 62

Raymond E. Davis

Judith K. Davis

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Homer E. Chance, a Notary Public in and for said County and State, the within named Raymond E. Davis and Judith K. Davis

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 Madison, Tennessee, this 3rd day of Nov, 1962

Commission expires Oct. 28-64

Homer E. Chance
Notary Public

Warranty Deed

From 81038

RAYMOND E. DAVIS ET UX

To

JUDITH K. DAVIS

ELWIN B. SMITH ET UX

SARAH SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for Record this 8 day of Nov A.D. 1962 at 12:38 o'clock P.M.
and recorded in Book 1103 Page 249
Recording Fee $2.00

Register

Deputy Register

MADISON TITLE COMPANY
MADISON, TENN.

SOUTHERN TITLE

Rebel Realty Co.

Mail To
E. B. Smith
1420 Sarver Ave
Madison

PG 432