K 3462

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - $10.00 - TEN AND NO/100 -DOLLARS ($10.00), cash in hand paid by Bessie R. Fykes Bell, receipt of which is hereby acknowledged, and other good and valuable considerations, and in further consideration of the assumption by the Grantee and her agreement to pay the present outstanding principal indebtedness of $6,264.23 and future interest to Southern Federal Savings and Loan Association of Davidson County, which indebtedness is secured by a Deed of Trust of record in Book 3396, page 543, Register's Office for Davidson County, and in further consideration of the assumption by the Grantee and her agreement to pay a second outstanding indebtedness of $1,564.25 plus future interest secured by a Deed of Trust of record in Book 3436, page 475, said Register's Office, I, James Thomas Smith, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bessie R. Fykes Bell, unmarried,

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 Davidson County, Tennessee, being the westerly 50 feet of Lot No. 2 on the plan of McAllister Property, as of record in Book 421, page 10, said Register's Office.

Said westerly part of Lot No. 2 fronts 50 feet on the northerly side of Lawrence Avenue and runs back between parallel lines 150 feet to a dead line or a proposed alley.

Being the same property conveyed to James Thomas Smith by deed from David Brown Shelby and wife, Lucille B. Shelby, of record in Book 3399, page 543, said Register's Office.

It is understood and agreed that all funds held in escrow by Southern Federal Savings and Loan Association in connection with the above described indebtedness is hereby transferred to the account of the Grantee.

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 hereinabove set out and for 1962 taxes, which are pro-rated, all of which are assumed by the grantees.

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 14th day of November, 1962

James Thomas Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Thomas Smith, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14th day of November, 1962

My commission expires: May 28, 1963

William D. Hagewood
Notary Public

32296

WARRANTY DEED

From
James Thomas Smith, unmarried

To
Bessie R. Fykes Bell, unmarried

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of NOV 1962 at 11:54 o'clock A.M.
Recorded in Book 3462 Page 323
Recording Fee $3.00
Lelia G. Wilmont, Register
By L. Coats, Deputy Reg.

WILLIAM D. HAGEWOOD
NASHVILLE, TENN.

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