BK 3464

TORRENTINE REALTY

WARRANTY DEED

FROM 35419

JAMES COX ROLLINS AND WIFE,

MARLENE C. ROLLINS

TO

BENJAMIN F. SMITH AND WIFE,

MARY LEE SMITH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 4 day
of Dec. A.D. 1963
at 8:31 o'clock A.M.
Noted in Book 3464 Page 278
Recorded in Book ___ Page ___
Recording Fee $2.00
Register
By ___ Deputy Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of Five ($5.00) ---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Benjamin F. Smith and wife, Mary Lee Smith of the balance of an indebtedness in the amount of $13,031.27 secured by a deed of trust, on the property herein conveyed, executed by James Cox Rollins and wife, Marlene C. Rollins, to Miller Kimbrough, Trustee, of record in Book 3240, page 103, said Register's Office, to secure to Kimbrough Phillips Company, the payment of one note dated May 31, 1961, in the original principal amount of $13,300.00, payable in monthly installments of $73.45 each, including principal and interest at the rate of 5½% per annum.

We, James Cox Rollins and wife, Marlene C. Rollins **have bargained and sold, and by these presents do transfer and convey unto the said**

Benjamin F. Smith and wife, Mary Lee 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 Lot No. 188 on the Plan of Parkwood Estates, Section I, of record in Book 2900, page 119, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Creekwood Drive, the common corner of Lots 188 and 214; thence with the line between said lots, northwardly 126.5 feet to a point, a corner of Lot No. 189; thence with the line between Lots 188 and 189, eastwardly 128 feet to a point in the westerly margin of Carterwood Drive; thence with the margin of the same, southwardly 85 feet to a point, the beginning of a curve; thence southwestwardly around said curve, 36.16 feet to a point in the northerly margin of Creekwood Drive; thence with the margin of the same, westwardly 94.32 feet to the point of beginning.

Being the same property conveyed to James Cox Rollins and wife, Marlene C. Rollins by deed from Gaines Home Building Corporation, of record in Book 3226, page 301, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3136, page 52, as amended by an instrument of record in Book 3253, page 591; and also Plan of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee.

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