K 3467

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---------- $10.00 ----------
---------- Ten and no/100 ---------- DOLLARS
and other good and valuable considerations, cash in hand paid by Elza A. Smith and wife, June Peavyhouse Smith, the receipt of which is hereby acknowledged, and in further consideration of the said Elza A. Smith and wife, June Peavyhouse Smith, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Thomas B. Dreaden and wife, Lorraine M. Dreaden to E. E. Murrey, Trustee, of record in Book 2988, page 39, said Register's Office, to secure to The First Mortgage Company of Nashville, the payment of one note dated October 9, 1959, in the original principal amount of $14,300.00, payable in monthly installments of $90.09 each, including principal and interest at the rate of 5 3/4% per annum, beginning November 1, 1959, balance October 1, 1984.

This conveyance is made subject to restrictive covenants ofrecord in Book 702, page 517, Register's Office for Davidson County, Tennessee.

We, Thomas B. Dreaden and wife, Lorraine M. Dreaden
have bargained and sold, and by these presents do transfer and convey unto the said Elza A. Smith and wife, June Peavyhouse 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. 22 on the Plat of Section I, Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for said County.
Said Lot No. 22 fronts 75 feet on the south side of Observatory Drive and runs back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Thomas B. Dreaden and wife, Lorraine M. Dreaden, by deed from Granville L. Smith and wife, Billie Collins Smith, of record in Book 2964, page 263, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ~~Elza A. Smith and wife, June Peavyhouse Smith~~ their heirs and assigns, forever.

And we do covenant with the said Elza A. Smith and wife, June Peavyhouse 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, Thomas B. Dreaden and wife, Lorraine M. Dreaden do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elza A. Smith and wife, June Peavyhouse Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of December, 1962

Thomas B. Dreaden

Lorraine M. Dreaden

Thomas B. Dreaden

Lorraine M. Dreaden

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