K 3499

Please mail to: Seth M. Smith
Rodney Drive
Nashville 9, Tenn.

WARRANTY DEED

FROM 41689

J. B. DOWNEY and SONS, Inc.

TO

SETH M. SMITH and wife,

ELYNOR SMITH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of JAN A.D. 1963
at 1:14 o'clock M.
Noted in Book 16 Page 23
Recorded in Book ____ Page ____
Recording Fee $2.00
[illegible], Register
By [illegible] Deputy Reg.

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

For and in Consideration of the sum of - TEN ($10.00) & 00/100 - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Seth M. Smith and wife, Elynor Smith, and other good and valuable considerations, the receipt of which is hereby acknowledged,

J. B. Downey and Sons, Inc., a Tennessee Corporation, has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Seth M. Smith and wife, Elynor Smith, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lots Nos. 22 and 23 on the Plan of Brook Meade Addition, Section 1, as of record in Book 2663, page 53, Register's Office for said County, described as follows:

BEGINNING at a point on the northwesterly margin of Downey Drive at the corner of Lots Nos. 21 and 22 on said Plan; thence with the line between said Lots Nos. 21 and 22 northwestwardly 204.8 feet to the southwest corner of that part of said Lot No. 22 conveyed to the State of Tennessee by deed from J. B. Downey and Sons, Inc., of record in Book 3032, page 353, said Register's Office; thence with said State's southeastern boundary line, northeastwardly 173 feet to a point in the southwesterly line of that part of said Lot No. 23 conveyed to the State of Tennessee, by deed from J. B. Downey and Sons, Inc., of record in Book 3032, page 371, said Register's Office; thence with said State's line southeastwardly 55 feet and northeastwardly 188 feet, more or less, to the northwesterly margin of said Downey Drive; thence with same southwestwardly 266 feet, more or less, to the beginning.

BEING part of the real property conveyed to J. B. Downey and Sons, Inc., a Tennessee Corporation, by deed from Carl Siegrist, et al, dated November 5, 1957, filed November 6, 1957, and recorded in Book 2703, page 35, said Register's Office.

This conveyance is subject to zoning regulations, easements and restrictive covenants of record.

PG 203