K 3501

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated February 10, 1959, executed by Arthur Hannum Smith and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $10,650.00, with interest at 4-3/4% per annum, both principal and interest payable $55.57 monthly, beginning March 1, 1959, balance due February 1, 1989, and secured by Deed of Trust of record in Book 2895, page 437, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Federal National Mortgage Association by an instrument of record in Book 2897, page 44, said Register's Office,

we, ARTHUR HANNUM SMITH AND WIFE, JOYCE B. SMITH,

have bargained and sold, and by these presents do transfer and convey unto the said
CHARLES EUGENE BROWN AND WIFE, ALTA MAI BROWN

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 49 on the Plan of Treppard Heights, Section 2, of record in Book 2330, page 167, Register's Office for said County.
Said Lot No. 49 fronts 75 feet on the north side of West Hamilton Avenue and extends back between parallel lines 250 feet to a dead line.
Being the same property conveyed to ARTHUR HANNUM SMITH AND WIFE, JOYCE B. SMITH, by deed from R. R. Mincy and wife, of record in Book 2877, page 91, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2752, page 213, as amended by instrument filed July 18, 1958 in Book 2797, page 183, 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 CHARLES EUGENE BROWN AND WIFE, ALTA MAI BROWN
their heirs and assigns, forever.

And we do covenant with the said CHARLES EUGENE BROWN AND WIFE, ALTA MAI BROWN
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, except as hereinabove set forth.
And we, the grantors herein
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of January , 19 63

Arthur Hannum Smith
Joyce B. Smith

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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 , Tennessee, this day of , 19

Commission expires .

Notary Public

1286 V

Warranty Deed
G-157918-Bh

From
ARTHUR HANNUM SMITH ET UX

To
CHARLES EUGENE BROWN ET UX

REGISTER'S OFFICE
PLEASE PUT IN TENN. [illegible]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 14 day of JAN A.D. 1963
at 1:19 o'clock P.M. and
Noted in Book 4 [illegible] 286
Recorded in Book [illegible] 2.50
Recording Fee
[illegible] Register
Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE



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