K 3502

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand paid to us by A. J. Richardson, Jr., and wife, Juanita W. Richardson, the receipt of which is hereby acknowledged and the further assumption and agreement to pay an unpaid balance of $10,480.28 of a note in the original amount of $12,200.00 secured by a Deed of Trust of record in Bk. 2416, page 95, R. O. Davidson County, Tenn.

We, Raymond R. Smith and wife, Anna Lee Smith have bargained and sold, and by these presents do transfer and convey unto the said A. J. Richardson, Jr., and wife, Juanita W. Richardson, 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. 12 of Meadow Rose Park, Section II, as of record in Book 2083, page 87, Register's Office for said County.

Said Lot No. 12 fronts 96 feet on the easterly side of Meadow Rose Drive and runs back 161.70 feet on the northerly line and 166.62 feet on the southerly line to a dead line in the rear on which it measures 94 feet.

Being the same property conveyed to Raymond R. Smith and wife, Anna Lee Smith, by deed from Ira Louvin Loudermilk and wife, Faye C. Loudermilk, of record in Book 2702, page 363, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2196, page 221, and Book 2275, page 305, Book 2083, page 87, Register's Office, 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 A. J. Richardson, Jr., and wife, Juanita W. Richardson, their heirs and assigns, forever.

And We do covenant with the said A. J. Richardson, Jr. and Juanita W. Richardson 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 above specified.

And We, Raymond R. Smith and wife, Anna Lee Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. J. Richardson, Jr. and wife, Juanita W. Richardson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of January 19 63

Raymond R. Smith

Anna Lee Smith

G 403