K 3503

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & NO/100- DOLLARS

Cash in hand paid by Horace A. Smith and wife, Pauline Taylor Smith, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, George R. Goodwin and wife, Fannie Bell Goodwin, have bargained and sold, and by these presents do transfer and convey unto the said HORACE A. SMITH AND WIFE, PAULINE TAYLOR 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. 32 on the Map of Hargis Heights, of record in Book 974, page 82, Register's Office for said County.

Said Lot No. 32 fronts 75 feet on the south side of Stinson Road and runs back between lines, 200 feet on the easterly line and 199.6 feet on the westerly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to George R. Goodwin, by deed from Paul D. Hargis and wife, Frances W. Hargis, of record in Book 1341, page 207, Register's Office for said County.

This conveyance is made subject to Restrictive covenants of record in Book 1117, page 641, as amended in Book 1149, page 566, Register's Office for said County.

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

And we do covenant with the said Horace A. Smith and wife, Pauline Taylor 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, George R. Goodwin and wife, Fannie Bell Goodwin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Horace A. Smith and wife, Pauline Taylor Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30 th day of January, 1963

George R Goodwin

Fannie Bell Goodwin

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