K 3505

For and in consideration of the sum of ----TEN and 0/100 ----------
----------($10.00)----*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for further consideration, the Grantee's assume and agree to pay the balance of a first deed of trust note, secured by a first deed of trust of record in Book 3000, Page 116, Register's Office, Davidson County, Tennessee.

We, Thomas J. Smith, Jr. and wife, Jennie B. Smith
have bargained and sold, and by these presents do transfer and convey unto the said
Willard Morris Clifton and wife, Sylvia T. Clifton
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Haywood Acres Subdivision, as of record in Book 2000, p. 217, Register's Office for said County.
said Lot No. 100 fronts 100.0 feet on the northeast margin of Willard Drive, and extends back 240.1 feet on the northwest line and 202.0 feet on the southeast line, to a road line, measuring 100.0 feet thereon.
being the same real property conveyed to Thomas J. Smith, Jr., and wife, Jennie B. Smith, by deed from Dearlee Homes, Inc., dated May 21, 1960, filed June 2, 1960, and recorded in Book 3073, page 324, 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 Willard Morris Clifton and wife, Sylvia T. Clifton *their heirs and assigns, forever.*

And we *do covenant with the said* Willard Morris Clifton and wife, Sylvia T. Clifton *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,* [illegible] *thereon.*

And we, Thomas J. Smith, Jr., and wife, Jennie B. Smith *do further covenant and bind* [illegible], our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Willard Morris Clifton and wife, Sylvia T. Clifton, *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* [illegible] *day of* [illegible], 19[illegible], *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Thomas J. Smith, Jr., and wife, Jennie B. Smith

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* [illegible] *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville,
this 11th *day of* February, 19[illegible].

Commission expires Jan 25 1966 [illegible] *Notary Public*

17803

WARRANTY DEED

FROM

Thomas J. Smith, Jr., etux

TO

Willard Morris Clifton, etux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of FEB A.D. 19 60 at 1:50 o'clock P M.
Noted in Book 3505 Page 359
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.50
[illegible], Register
By [illegible] Deputy Reg.

Compliments of
Guaranty Title Company
Kansas City
Ame[illegible]ce Company
S. W. [illegible]
Union
NASHVILLE, TENNESSEE

PG 360