K 3531

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of ----------Ten and no/100---------- DOLLARS ($ 10.00),

and other good and valuable considerations, cash in hand paid by L. J. Smith et ux Muriel S. Smith, the receipt of which is hereby acknowledged.

We, Oscar C. Griffin, Jr. and wife Edna A. Griffin

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. J. Smith and wife Muriel S. Smith

hereinafter called the Grantee, his heirs, successors 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. 118 on the Map of Eastdale Place as of record in Book 547, pages 29 and 30, Register's Office for said County. Said Lot No 118 fronts 80 feet on the north side of Riverwood Drive, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Oscar C. Griffin and wife Edna A. Griffin by deed from Mary Bradshaw McClain as of record in Book 2795 page 194 in 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 27 day of April, 1963

Oscar C. Griffin

Edna A. Griffin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Henry E. Hunt, a Notary Public in and for the State and County aforesaid, personally appeared the within named Oscar C. Griffin and wife Edna A. Griffin the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 27 day of April, 1963

My commission expires: Oct. 22, 64

Notary Public

L. J. Smith
1107 Riverwood Dr.

WARRANTY DEED

From Oscar C. Griffin ET UX

To L. J. Smith ET UX

55220

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 1 day of Apr 1963 A.D. at 1:12 o'clock P.M.
Noted in Book 1018 Page 548
Recording Fee $2.00
Register
Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

G 421