WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - - - - Ten and No/100- - - - - - - - -

- - - - - - - - - - -($10.00) - **DOLLARS**

Cash in hand paid by Charlie J. Dickson and wife, Maudie Mai Dickson and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and the said Charlie J. Dickson and wife, Maudie Mai Dickson hereby assume and agree to pay $4[illegible].01 which is the present principal balance of a first mortgage secured by vendor's lien retained in Installment Deed of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee.

We, James T. Smith, Sr. and wife, Jannie L. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Charlie J. Dickson and wife, Maudie Mai Dickson

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the westerly [illegible] feet of Lot No. [illegible] on the Plan of Jones and Bradford's Subdivision, of record in book [illegible], page [illegible], R. O. D. C., Tennessee. Said part of lot No. [illegible] fronts [illegible] feet on the northerly side of Sharpe Avenue and runs back between parallel lines [illegible] feet to an alley. Being the same property conveyed to James T. Smith, Sr. and wife, Jannie L. Smith by deed from Ewing C. Harper, Jr. and wife, Lillian G. Harper, of record in Book 3286, Page 190, R. O. D. C., 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 Charlie J. Dickson and wife, Maudie Mai Dickson their **heirs and assigns, forever.**

And we **do covenant with the said** Charlie J. Dickson and wife, Maudie Mai Dickson **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 mentioned above.

And We, James T. Smith, Sr. and wife, Jannie L. 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** Charlie J. Dickson and wife, Maudie Mai Dickson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 10th **day of** April **, 19**63

James T. Smith, Sr.

Jannie L. Smith