K 3537

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($ 10.00), cash in hand paid and for other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

we, James Miller Sprouse and wife, Betty Dozier Sprouse

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Doyle K. Smith and wife Adrienne M. Smith

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Madison County, State of Tennessee, described as follows:

Being Lot No. 16 on the Map of Knoll Subdivision, of record in Book 2330, page 91, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Anita Drive, common corner of Lots Nos. 15 and 16; thencewith the line between said two lots, northeasterly 214 feet to a point; thence with the line between Lots Nos. 14 and 16, southeasterly 165 feet to a point in the northwesterly margin of Claudia Drive; thence withsaid Drive, southwesterly 185 feet to a point; thence around a curve westerly, 39.27 feet to a point in the northeasterly margin of Anita Drive; thence with the margin of said Drive northwesterly 140 feet to the point of beginning.

Being the same property conveyed to James Miller Sprouse and wife Betty Dozier Sprouse by deed from Jacona, Inc. as of record in Book 2995 page 537 in 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 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 26 day of April, 19 63

x James Miller Sprouse

x Betty Dozier Sprouse

STATE OF TENNESSEE
COUNTY OF

Before me, Homer E. Chance, a Notary Public in and for the State and County aforesaid, personally appeared the within named JAMES MILLER SPROUSE and BETTY DOZIER SPROUSE, 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 Madison, Tennessee, this, the 26 day of April, 19 63

My commission expires: Oct-28-64

Homer E. Chance
Notary Public

D. K. Smith
1094 Towers Blvd
Nash. 10, Tenn.

WARRANTY DEED
From 61892
JAMES MILLER SPROUSE ET UX
To
DOYLE K. SMITH ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of APR A.D. 1963 at 1:15 o'clock PM.
Noted in Book 1078 Page 225
Recorded in Book ___ Page ___
Recording Fee $2.00
Register
Deputy Fee

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

REBEL REALTY CO.
HOMER E. CHANCE

PG 355