BK 3538

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11000.00

ELEVEN THOUSAND and No/100 ---------- DOLLARS

Cash in hand paid by J. Ray McClard and wife, Ethel Mai G. McClard, the receipt of which is hereby acknowledged, we, William J. Smith and wife, Lois T. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said J. Ray McClard and wife, Ethel Mai G. McClard, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 30 on the Plan of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office for said County.

Said Lot No. 30 fronts 143 feet on the southerly side of Highview Drive and extends back 124.3 feet on the westerly side and 169 feet on the easterly side to a dead line in the rear, which is an irregular line, measuring 103 feet thereon.

Being the same property conveyed to William J. Smith and wife, Lois T. Smith by deed from G. M. Choate and wife, Leola C. Choate, of record in Book 2454, page 609, Register's Office for Davidson County, 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 J. Ray McClard and wife, Ethel Mai G. McClard, their heirs and assigns, forever.

And we do covenant with the said J. Ray McClard and wife, Ethel Mai G. McCland 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 1963 property taxes which are prorated and assumed by the purchasers.

And we, William J. Smith and wife, Lois T. 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 J. Ray McClard and wife, Ethel Mai G. McClard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of May, 1963

William J. Smith

Lois T. Smith

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