BK 3570

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 -

TEN-AND-NO/100 - DOLLARS

Cash in hand paid by W. J. Smith and wife, Lois T. Smith, and other good and valuable considerations the receipt of which is hereby acknowledged, and the assumption of an unpaid balance due on a note in the original principal amount of $7,000.00 secured by a deed of trust executed by Charles H. Knight and wife, Thelma Jean Knight to E. A. Goodloe, Trustee, of record in Book 2267, page 79, Register's Office for Davidson County, Tennessee, which note bears interest at 5½% per annum and a 1/2% service fee, payable to the order of Home Federal Savings & Loan Association, Nashville, Tennessee in monthly installments of $54.82 each.

We, Zeke C. Gammel and wife, Marion T. Gammel

have bargained and sold, and by these presents do transfer and convey unto the said W. J. Smith and wife, Lois T. Smith

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

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to surveys made by J. R. Scott, Surveyor, April 3, 1953, and by M. H. Ragan, Surveyor, April 30, 1955, as follows:

Beginning in the center of Union Hill Road at a point North 40° West 105 feet from the intersection of said Road with the center of Brick Church Pike; thence with the center of Union Hill Road, North 40° West 70 feet and North 31 West 230 feet to a corner in the line of the Union Hill Church property; thence with a fence, North 68° East 178 feet to a post, corner to said Church property; thence North 29° West 211 feet to a post; thence North 58° East 156 feet to a large white oak tree, corner to said Church property in the southerly line of the property conveyed to Mrs. Annie Laura Owens and husband by deed from Mrs. Virgie Bachman, of record in Book 1733, page 223, said Register's Office; thence South 88° East 535 feet to a fence post on the westerly margin of Brick Church Pike, as now established; thence with the westerly margin of said Pike, South 28° West 205 feet and South 15° West 262 feet; thence leaving said Pike, South 73° West 409 feet to the beginning.

Being the same property conveyed to Zeke C. Gammel and wife, Marion T. Gammel by deed from Mrs. Anna B. Wendland as of record in Book 3461, page 283, 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 W. J. Smith and wife, Lois T. Smith their heirs and assigns, forever.

And we do covenant with the said W. J. Smith and wife, Lois T. Smith 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 herein set out.

And we, Zeke C. Gammel and wife, Marion T. Gammel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. J. Smith and wife, Lois T. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of May, 19 63

Zeke C Gammel

Marion T. Gammel

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