BK 3570

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ----------($10.00) ----------
---------- *DOLLARS*
cash in hand paid by Howard E. Smith and wife, Louise M. Smith, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Dee Morrell Love, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Howard E. Smith and wife, Louise M. Smith, their

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

Being lots Nos. 8 and 27-C on the plan of the re-subdivision of T. M. Crutcher & Company's Plat of Jacob Hostettler's Subdivision of lots Nos. 1, 2 and 3 of the Bain Tract, as of record in book 240, page 71, Register's Office for said County. Said lots Nos. 8 and 27-C, described together, front 60 feet on the northerly side of Sweetbriar Avenue and run back 249 feet 4 inches on the westerly line and 250 feet 3 inches on the easterly line to a dead line and measure 60 feet thereon. Being the same real property conveyed to Dee Morrell Love, by deed from Marian F. Mangold and husband, of record in book 936, page 513, said Register's Office.

Parcel No. W24-12345, 2012 Sweetbriar Avenue, Nashville 12, Tennessee.

This conveyance is made subject to easement for 8-inch sewer shown as sewer No. 330-A on plans in the office of the Department of Public Works of the Metropolitan Government of Nashville and 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 Howard E. Smith and wife, Louise M. Smith, their

heirs and assigns, forever.

And I *do covenant with the said* Howard E. Smith and wife, Louise M. Smith,

that I *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for 1963 which are to be prorated and assumed by the grantees.

And

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Howard E. Smith and wife, Louise M. Smith,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 21st *day of* May *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dee Morrell Love

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Geo. D. Thomas, Jr. *a Notary Public in and for said County and State,* Dee Morrell Love,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 29th *day of* May *19* 63.

Geo D Thomas Jr *Notary Public*

Commission expires April 24, 1966

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