BK 3578

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WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 15D 49090
SEND TAX NOTICES TO: Kimbrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville 3, Tenn.

For and in Consideration of the sum of - - - - - - - - - - - - $10.00 - - - - - - - - - -
- TEN AND NO/100 - - - - - - - - - - - - - DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 2615, page 389, Register's Office for Davidson County, Tennessee,

I, George Dearman Smith,

_____ have bargained and sold, and by these presents do transfer and convey unto the said John Franklin Madden, Jr. and wife, Lorena May Madden, their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Eastland Acres, Section 5, of record in Book 2330, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 227 fronts 88.0 feet on the southeasterly side of Eastland Avenue and extends back 230.0 feet on the northeasterly line and 283.3 feet on the southwesterly line to a dead line in the rear measuring 123.9 feet thereon.

Being the same property conveyed to George Dearman Smith by deed from James S. Jones et al of record in Book 2643, page 281, and by deed from Bettye Jean Smith of record in Book 3399, page 313, Register's Office for Davidson County, Tennessee.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
2506 No.	Eastland Avenue Street	Nashville City	6 Zone	Tenn. State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Franklin Madden, Jr. and wife, ~~Lorena May Madden, their~~ _____ heirs and assigns, forever.

And I do covenant with the said John Franklin Madden, Jr. and wife, Lorena May Madden that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, George Dearman Smith do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John Franklin Madden, Jr. and wife, Lorena May Madden, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of July, 1963

George Dearman Smith

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