BK 3611

For and in consideration of the sum of ---------- ($10.00) ----------
---------- TEN and No/100 ---------- DOLLARS
cash in hand paid by William Martin Smith and wife, Frances Meacheam Smith, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Joe L. Tuggle and wife, Avis D. Tuggle

have bargained and sold, and by these presents do transfer and convey unto the said William Martin Smith and wife, Frances Meacheam Smith

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

Being Lot No. 312 of Block 13 in Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said lot fronts 61 feet on the southerly side of First Avenue, now Park Avenue, and runs back between parallel lines, along the easterly margin of 45th Avenue, North, 150 feet to an alley.

Being the same property conveyed to Joe L. Tuggle and wife, Avis D. Tuggle, by deed from Florence May Hooper, dated February 18, 1946, filed March 5, 1946 and recorded in book 1371, page 418, 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 William Martin Smith and wife, Frances Meacheam Smith

their heirs and assigns, forever.

And we do covenant with the said William Martin Smith and wife, Frances Meacheam 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 taxes for the year 1963, said taxes having been prorated as of date hereof and assumed by the Grantees.

And we, Joe L. Tuggle and wife, Avis D. Tuggle

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Martin Smith and wife, Frances Meacheam Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3 day of August, 1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe L Tuggle
Avis D Tuggle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. V. Williams, a Notary Public in and for said County and State, Joe L. Tuggle and wife, Avis D. Tuggle

the within named 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 Nashville, Tennessee, this 3 day of August, 1963

Commission expires October 24, 1964. E. V. Williams Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY
Received for record this 3 day of AUG A.D. 1963 at 11:13 o'clock A.M. Noted in Book 1371 Page 151 Recorded in Book Page Recording Fee $2.00
By Deputy Register

Guaranty Title Company
A Division
Nashville City Title Insurance Company
By

WARRANTY DEED
FROM
Joe L. Tuggle, etux
TO
William Martin Smith, etux

3 77859

PG 418