BK 3611

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, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in further consideration that the Grantees herein assume and agree to pay the unpaid balance of a note in the original principal amount of $7,950.00, executed by Douglas L. Smith and wife, Mary Elisabeth Smith, to Louis R. Linx, Trustee, secured by Deed of Trust as of record in Book 2213, Page 75, Register's Office for Davidson County, Tennessee,

we, DOUGLAS L. SMITH and wife, MARY ELIZABETH SMITH,

have bargained and sold, and by these presents do transfer and convey unto the said WALTER JENSEN and wife, RUBY WADE JENSEN,

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

BEING Lot No. 11 and the south 41 feet of Lot No. 10, Block "E" on the Map of Crestview Estates, of record in Book 843, Page 81, Register's Office for said County.

Said Lot and part of lot adjoin and front together 102 feet on the easterly side of Brooks Avenue and run back between parallel lines 157.4 feet to a dead line, lot No. 11 running back along the north margin of Roosevelt Street.

Being the same property conveyed to Douglas L. Smith and wife, Mary Elizabeth Smith, by deed from Forrest L. Boone and wife, Genevieve Boone, of record in Book 2213, Page 75, said Register's Office.

This conveyance is made subject to restrictive covenant contained in instrument of record in Book 996, Page 57; Book 1225, Page 506, 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 Walter Jensen and wife, Ruby Wade Jensen,

their heirs and assigns, forever.

And we do covenant with the said Walter Jensen and wife, Ruby Wade Jensen,

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 for 1963 taxes, which have been prorated and assumed by Grantees.

And we, Douglas L. Smith and wife, Mary Elizabeth 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 Walter Jensen and wife, Ruby Wade Jensen,

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

Witness our hand s this 5th day of August, 19 63

Douglas L. Smith

Douglas L. Smith

Mary Elizabeth Smith

Mary Elizabeth Smith

PG 621