K 3619

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: _____
ADDRESS: _____

For and in Consideration of the sum of THREE HUNDRED FIFTY AND NO/100 ($350.00) DOLLARS cash, receipt of which is hereby acknowledged, paid by Henry Clinton Smith and wife, Betty Jane Smith, we, Stanley Gardner and wife, Eva Bell Gardner,

/ have bargained and sold, and by these presents do transfer and convey unto the said Henry Clinton Smith and wife, Betty Jane 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 Old Second Civil District of Davidson County, Tennessee. Beginning at W. T. Russell Pomeroy's corner on the north side of Smith Springs Road; thence north 160 feet to the corner of Pomeroy's lot; thence east 172 feet to an iron pin; thence north from iron pin 110 feet to an iron pin; thence west 213 feet to an iron pin; thence south 119 feet to an iron pin; thence east 39 feet to an iron pin; thence south 160 feet to Smith Springs Road; thence 16 feet east with the margin of said road to the point of beginning.

Being a part of the same property conveyed to Stanley Gardner by deed from King, of record in Book 1115, page 216, Register's Office for Davidson County, Tennessee.
This property was sold by the grantors herein to the grantees on March 1, 1959, but, by inadvertence, a deed was not executed.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:			
No.	Street	City	State	Zip

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry Clinton Smith and wife, Betty Jane Smith, their heirs and assigns, forever.

And we do covenant with the said Henry Clinton Smith and wife, Betty Jane 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.

And we, Stanley Gardner and wife, Eva Bell Gardner, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry Clinton Smith and wife, Betty Jane Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of September, 1963

_____ Stanley Gardner

_____ Eva Bell Gardner

PG 121