K 3641

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $6,914.11

Six thousand, nine hundred and fourteen and 11/100 DOLLARS

of which sum, $400.00 has been paid in cash by Claiborne F. Wells Jr. the receipt of which is hereby acknowledged, and for the balance in the sum of $6,514.11, the grantee assumes a loan secured by deed of trust executed by Charles J. Smith Jr., and wife, to Louis Leftwich, Trustee, of record in Book 2132, page 397, to secure Fidelity Federal Savings & Loan Assn. of Nashville, one note for $7,700.00, with interest at 4% per annum, both principal and interest payable in 300 monthly installments of $40.65, beginning January 1, 1953.

We, Charles J. Smith Jr., and wife, Louise W. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Claiborne F. Wells Jr.

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

Land in the 11th Civil District of Davidson County, Tennessee, being lot No. 87, on the Map of Rainbow Terrace, Section III., as of record in Book 2133, page 20, R. O. D. C., Tennessee.

Said lot No. 87 is described as follows: Beginning at a point on the easterly margin of Randy Road at the common corner of lots Nos. 86 and 87; thence in a southerly direction along the easterly margin of Randy Road 118.8 feet to a point; thence in an easterly direction 84 feet; thence in a southeasterly direction 113.7 feet to a point; thence in a northeasterly direction 179.2 feet to a point; thence in an easterly direction 340 feet to a point; thence in a northerly direction 139.8 feet to a point on the line between lots Nos. 86 and 87; thence in a Westerly direction along the line between two said lots 613.1 feet to the easterly margin of Randy Road, the point of beginning.

Being the same property conveyed to Charles J. Smith, Jr. and wife, Louise W. Smith, by deed from B. C. & E. Builders, Inc. of record in Book 2103, page 313, R.O.D.C., 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 Claiborne F. Wells Jr., his

heirs and assigns, forever.

And we do covenant with the said Claiborne F. Wells Jr.

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, Charles J. Smith, Jr. and wife, Louise W. 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 Claiborne F. Wells Jr. his

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

Witness our hand s this 6th day of February, 19 58

/Charles J. Smith Jr.

/Louise W Smith

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