BK 3648

176150

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 - *DOLLARS* ($10.00) -

Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

HELEN H. HUTCHISON

have bargained and sold, and by these presents do transfer and convey unto the said Donald Smith and wife, Louise Smith, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 62 on the Map of Starcust Acres, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tenn. Said Lot No. 62 fronts 60 feet on the northerly side of Mars Drive and runsback between parallel lines 170 feet to a dead line.

Being the same property conveyed to Helen H. Hutchison, by deed from Wilson C. Traughber and wife, dated August 22, 1957, filed September 4, 1957 and recorded in book 2695, page 610, Register's Office of said County.

This property is improved and known as 1326 Mars Drive, Nashville, Tenn.

This tract is Parcel No. 2D-8W-52065, taxes are to be paid by Murphree Mortgage Company, Third Avenue North, Nashville, Tenn.

This conveyance is made subject to easement of record in Book 1424, Page 92 and to restrictions of record in Book 1682, Page I, Register's Office, 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 Donald Smith and wife, Louise Smith, *heirs and assigns, forever.*

And I *do covenant with the said* Donald Smith and wife, Louise Smith, *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 Helen H. Hutchison *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Donald Smith and wife, Louise Smith, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 18th *day of* November, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen H. Hutchison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State,* Helen H. Hutchison (Hutchison) *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 18th *day of* November, 1963.

[signature] *Notary Public*

Commission expires Jan 28-1967

PG 391