BK 3674

WARRANTY DEED

For and in consideration of the sum of SIXTEEN THOUSAND and NO/100 ($16,000.00) DOLLARS

Cash in hand paid by W. D. Kilpatrick and wife, Mary Jane Kilpatrick, the receipt of which is hereby acknowledged,

we, R. Ridley Smotherman, Sr., and wife, Gene D. Smotherman, have bargained and sold, and by these presents do transfer and convey unto the said W. D. Kilpatrick and wife, Mary Jane Kilpatrick heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of Lot.No. 12 on the First Plan of Davidson Academy Lots, not of record, described as follows: Beginning on the westerly margin of Third Avenue, South, formerly College Street at a point 304 feet, more or less, south of the southerly margin of Broadway, formerly Broad Street, being the southeast corner of the property conveyed to James A. Dale by two deeds, one from B. F. Wilson and wife, of record in Book 387, page 386, and the other from Thomas A. Dale, of record in Book 481, page 69, Register's Office for said County; thence with same Avenue, southwardly 20 feet; thence westwardly 180 feet, more or less, to the westerly line of said Lot. No. 12; thence northwardly 20 feet to the southwest corner of said Dale property; thence with the southerly line of said Dale property, eastwardly 180 feet, more or less, to the beginning.

Being the same real property conveyed to R. Ridley Smotherman, Sr., and wife, Gene D. Smotherman, by deed from Thomas Isham Webb, Jr., and wife, dated March 22, 1963, filed April 4, 1963, and recorded in Book 3532, 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 W. D. Kilpatrick and wife, Mary Jane Kilpatrick and their heirs and assigns, forever.

And we do covenant with the said W. D. Kilpatrick and wife, Mary Jane Kilpatrick 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 taxes for 1964, which are assumed by grantees.

And we, R. Ridley Smotherman, Sr., and wife, Gene D. Smotherman do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said W. D. Kilpatrick and wife, Mary Jane Kilpatrick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of January, 1964

R. Ridley Smotherman

Gene D. Smotherman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth Lamb, a Notary Public in and for said County and State, the within named R. Ridley Smotherman, Sr., and wife, Gene D. Smotherman

the bargainor, 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 office, this 13th day of January, 1964

My Commission expires 4-18-67

Ruth Lamb
Notary Public

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