K 3677

WARRANTY DEED

For and in consideration of the sum of $10.00 TEN AND NO/100 *DOLLARS*

Cash paid by Chester H. Smelser and wife, Pansy J. Smelser, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Chester H. Smelser, and wife, of the unpaid principal balance of a note in the original amount of $26,500.00, to Charles Nelson, Jr., Trustee, recorded in book 3439, page 633, RODC, Tennessee, we, H. Bliss Hafey and wife, Verna Hafey

have bargained and sold, and by these presents do transfer and convey unto the said Chester H. Smelser and wife, Pansy J. Smelser

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

Land in Davidson County, Tennessee, being lot No. 262 on the Plan of Tynewood Estates, Section 2, as of record in book 2900, pages 89 and 90, Register's Office for said County.

Said lot No. 262 fronts 206 feet on the easterly side of Skymont Drive and extends back 239.6 feet on the northerly line and 240.8 feet on the southerly line to a dead line, measuring 225.6 feet thereon.

Being the same real property conveyed to H. Bliss Hafey and wife, Verna Hafey, by deed from Robert F. Glasheen and wife, dated July 18, 1962, filed July 31, 1962, and recorded in book 3407, page 19, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Chester H. Smelser and wife, Pansy J. Smelser their *heirs and assigns, forever.*

And we *do covenant with the said* Chester H. Smelser and wife, Pansy J. Smelser *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 as stated herein.

And we, H. Bliss Hafey and wife, Verna Hafey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Chester H. Smelser and wife, Pansy J. Smelser, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 30th *day of* January, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Verna M. Hafey

x H. Bliss Hafey

NOTARY PUBLIC ROBERT R. BARNES ALABAMA STATE AT LARGE

STATE OF ~~TENNESSEE~~ Alabama
~~COUNTY OF DAVIDSON~~ } At Large

Personally appeared before me, Robert R. Barnes, *a Notary Public in and for said County and State,* Verna M. and H. Bliss Hafey

the within named bargainor s, *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 Mobile, Alabama ~~XXXXXX~~ *this* 30 *day of* January, 19 64.

Robert R. Barnes *Notary Public*

Commission expires September 4, 1966

P G 321