BK 3678

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00 ), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein take, assume and agree to pay the balance of an indebtedness at First Federal Savings & Loan Association of Nashville, Tennessee in the amount of $ 11,574.16, which the grantees herein do assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,

We, Jerry R. Baxter, et ux, Genevieve Baxter

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William Paul Smith, et ux, Glenna Faye Smith,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, June 1, 1959, as follows:

BEGINNING at an iron pin in the Northerly margin of Campbell Road, said point of beginning being the Southwesterly corner of the property herein conveyed and the Southeasterly corner of the property owned by J. O. Bean and wife; thence North 4° 02' East 227.25 feet to an iron pin; thence North 74° 23' East 104.5 feet more or less to an iron pin; thence South 4° 05' West 280.6 feet more or less to an iron pin in the Northerly margin of Campbell Road; thence North 75° West 100 feet more or less to the point of beginning, containing six-tenths acres more or less.

Being the same property as conveyed to Jerry R. Baxter, et ux, Genevieve Baxter, by Warranty Deed, from Sam Polk Ellis, et ux, Metta Ellis, as of record in Book 2910, page 395, Register's Office for 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 6th day of February, 1964.

Jerry R. Baxter

Genevieve Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H. Hill, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry R. Baxter, et ux, Genevieve Baxter, the 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 Madison, Tennessee, this the 6th day of February, 1964.

James H. Hill
Notary Public

My commission expires: Apr 26, 1966

Mail to- E.C Chance - 626 Gallatin Rd - Madison, Tenn.

James H. Hill, Atty., 626 Gallatin Rd., Madison, Tenn. 865-5535

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record FEB 11 1964 at 12:04 o'clock P.M. and recorded in Book 2910 Page 57

Recording Fee $ 2.00

Kelly J. Miller, Register

By _____ D.C.

WARRANTY DEED

From Jerry R. Baxter, et ux,

To William Paul Smith, et ux, Glenna Faye Smith

Genevieve Baxter

13207

PG 262