BK 3679

TENNESSEE TITLE COMPANY

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

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Clyde P. Reagan and wife, Helen M. Reagan to Charles Nelson, Jr., Trustee, as of record in Book 3417, page 421, ROMC, Tennessee, which mortgage the purchasers hereby assume and agree to pay I,

Helen M. Reagan

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ Edwin F. Smith Jr., and wife Lucille G. Smith, their

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 Lot No. 82-B and the northerly 6 feet of Lot No. 84, on the Plan of Royal Oaks Subdivision, as shown on an unrecorded plan of said Subdivision made by W. E. Southgate, Surveyor, dated May 21, 1946, as follows:
SAID LOT and part of lot adjoin and front together 126 feet on the easterly side of West View Avenue, and run back between parallel lines, 210 feet to a dead line.
Being the same property conveyed to HELEN M. REAGAN, by deed from Albert J. DelFaver and wife, of record in Book 3405, page 29, said Register's Office and by Decree of Divorce of record in Minute Book 183, page 146, Clerk & Master of the Chancery Court at Knox County, Knoxville, Tennessee, a certified copy of said Decree of record in Book 3678, page 231, Register's Office, Davidson County, Tennessee.
This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons, whomsoever, except for 1961 taxes which have been prorated and are hereby assumed by the purchasers.
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.

Witness our hands this 10th day of February, 1964

Helen M. Reagan

STATE OF TENNESSEE
Knox
~~DAVIDSON~~ COUNTY

Personally appeared before me, Richard Stair, a Notary Public in and for said County and State, the within named Helen M. Reagan

STATE TAX $ 35.63
PROBATE .50
TOTAL $ 36.13

the 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 Knoxville, Tennessee, this 10th day of February, 1964

R. E. VORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY
By Richard Stair

Commission expires April 18, 1966

Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM HELEN M. REAGAN

To EDWIN F. SMITH JR., AND WIFE, LUCILLE G. SMITH

GUARANTY MORTGAGE CO. OF NASHVILLE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 24 1964 day
2:37 o'clock P.M.
and recorded in Book 4182 Page 154
Recording Fee $2.00
Register

15384

PG 579