BK 3707



TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul R. Smith (NAME) | Guaranty Mtg. Company (NAME) | 5D-9410 |
| 4802 Hopedale Drive (STREET ADDRESS OR ROUTE NUMBER) | 318 Union Street (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | |

For and in consideration of the sum of $400.00
FOUR HUNDRED AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Jan. 25, 1963, executed by William R.Sneed and wife, payable to Guaranty Mortgage Company, for the sum of $10,500.00, with interest as set out in said note; both principal and interest payable $58.07 monthly, beginning Feb. 1, 1963; and said debt secured bya deed of trust of record in Book 3543, page 79, Register's Office for Davidson County, Tennessee,

WE, JOE T. CLEM AND WIFE, KATIE J. CLEM,

have bargained and sold, and by these presents do transfer and convey unto the said PAUL R. SMITH AND WIFE, LINDA E. SMITH,

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

Being Lot No. 41 on the Plan of Sec. II, Beverly Heights, as of record in Book 2331, page 42, Register's Office for said County, described as follows:
BEGINNING at a point in the east margin of Hopedale Drive, at the corner of Lots 41 and 42; thence with the line between said lots, easterly 153.9 feet to a corner of Lot 40; thence with the line between Lots 40 and 41, northerly 152 feet to the southerly margin of Wallace Road; thence with the margin of the same, westerly 121.1 feet to the beginning of a curve; thence around said curve, southwesterly 38.3 feet to the margin of Hopedale Drive; thence with the margin of the same, southerly 117.7 feet to the point of beginning.
Being the same property conveyed to Joe T. Clem and wife, Katie J. Clem, by deed from William R. Sneed and wife, as of record in Book 3572, page 203, said Registers' Office.

This is improved (X) unimproved ( ) property, known as Wallace Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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.

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 8th day of April 19 64.

Katie J. Clem
Katie J. Clem

Joe T. Clem
Joe T. Clem

STATE TAX $ 1607
PROBATE TOTAL $ 1.50
APR 8 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named JOE T. CLEM AND WIFE, KATIE J. CLEM, the bargainors, 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 Nashville, Tennessee, this 8th day of April, 19 64.

Commission expires May 1, 1966 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record this 9th day
APR A.D. 1964
at 11:50 o'clock A.M.
Noted in Book 3707 Page 375
Recorded in Book Page
Recording Fee $ 2.75
By Deputy Reg.
Register

Warranty Deed
G-169136-jmn
FROM
JOE T. CLEM, ET UX.
TO
PAUL R. SMITH, ET UX.
23795
REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

PG 375