BK 3708

336 Book 3708 Page 336

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as a further part of the total consideration, for this conveyance the grantees herein, by the acceptance of this deed, assume and agree to pay and to relieve the grantor from any further liability thereunder, of a certain indebtedness, evidenced by one certain note, dated the 17th day of September, 1954, and secured by a Deed of trust of record in Book 2317, Page 609, Register's Office for Davidson County, Tennessee.

We, Edward D. Smith and wife, Betty Steenbergen Smith

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WILLIE R. MAXEY and wife, LIDDIE S. MAXEY

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

Land in Davidson County, Tennessee, being Lot No. 354, on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, Page 88, Register's Office for said County.

Said Lot No. 354 fronts 65 feet on the southerly margin of Emery Drive and extends back between lines 165.7 feet on the westerly line and 159.1 feet on the easterly line to a dead line in the rear, measuring 62 feet thereon.

Being the same property conveyed to Edward D. Smith and ~~wife~~ Betty Steenbergen by deed from McGhee A. Ellis and wife, Lila Rose Ellis, of record in Book 2649, Page 619, Register's Office for Davidson County, Tennessee, the said Edward D. Smith and the said Betty Steenbergen having since married, and being now man and wife.

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., except as set out above, and restrictions of record.
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 10th day of April, 1964

Edward D Smith

Betty Steenbergen Smith

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edward D. Smith and wife, Betty Steenbergen Smith 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 Nashville, Tennessee, this, the 10th day of April, 1964 C.O. Ingram Notary Public

My commission expires: July 20, 1965

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for Record
APR 14 1964 A.D.
at 1:20 o'Clock P.M.
Noted in Book 1708 Page 523
Recorded in Book Page
Recording Fee $ 2.00
Ella J. Hilmont, Register
By R. Hunt Deputy Reg.

THE DAVIDSON COUNTY TITLE CO. INC.
3144 Lebanon Road
NASHVILLE 14, TENNESSEE

Please Mail To:

WARRANTY DEED
From
EDWARD D. SMITH AND WIFE, BETTY STEENBERGEN SMITH
To
WILLIE R. MAXEY AND WIFE, LIDDIE S. MAXEY
24542

1779 995147

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