WARRANTY DEED

BOOK 3791 PAGE 978

For and in consideration of the sum of $8,006.18

Eight thousand six and 18/00 *DOLLARS*

The amount of $6,206.18 to be paid to S. B. Gardner in notes of $50.00 per month including principal and interest at six percent annually. First note payable Aug. 1, 1964 and continuing on the first of each month thereafter until all notes are paid.

The amount of $1,800.00 to be paid to Henry C. Smith in notes of $15.00 per month with no intrest. First note payable Aug. 1, 1964.

We *have bargained and sold, and by these presents do transfer and convey unto the said* Gerald McDonald Hammonds and wife, Ellen Jean Hammonds,

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

Land and House in the Old Second Civil District of Davidson County, Tennessee. Beginning at W. T. Russell Pomeroy's corner on the north side of Smith Springs Road; thence north 155 feet to the corner of Pomeroy's lot; thence east 151 feet to an iron pin; thence S 12°14' W 65 feet to corner post; thence S 47°41' E 52 feet to an iron pin; thence N 86°10' E 197 feet 7 inches to corner post; thence N5°30' W 96 feet to corner post; thence S86°48'W 44 feet 5 inches to a steel post; thence N3°43'E 147 feet to Smith Springs Road; thence 22feet 8 inches to point of beginning. "As per attached Survey dated May 22, 1964.

Being a part of the same property conveyed to Henry Clinton Smith and wife Betty Jane Smith by deed from Stanley Gardner and wife Eva Bell Gardner, of record in Book 106 , Page 121, 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 said Gerald McDonald Hammonds and wife, Ellen Jean Hammonds,

their *heirs and assigns, forever.*

And We *do covenant with the said* Gerald McDonald Hammonds and wife, Ellen Jean Hammonds *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.*

And we, Henry Clinton Smith and wife, Betty Jane Smith,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gerald McDonald Hammonds and wife Ellen Jean Hammonds *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 9th *day of* July, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry Clinton Smith

Betty Jane Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reece B. Martin, *a Notary Public in and for said County and State,* the within named Henry Clinton Smith and wife, Betty Jane Smith

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

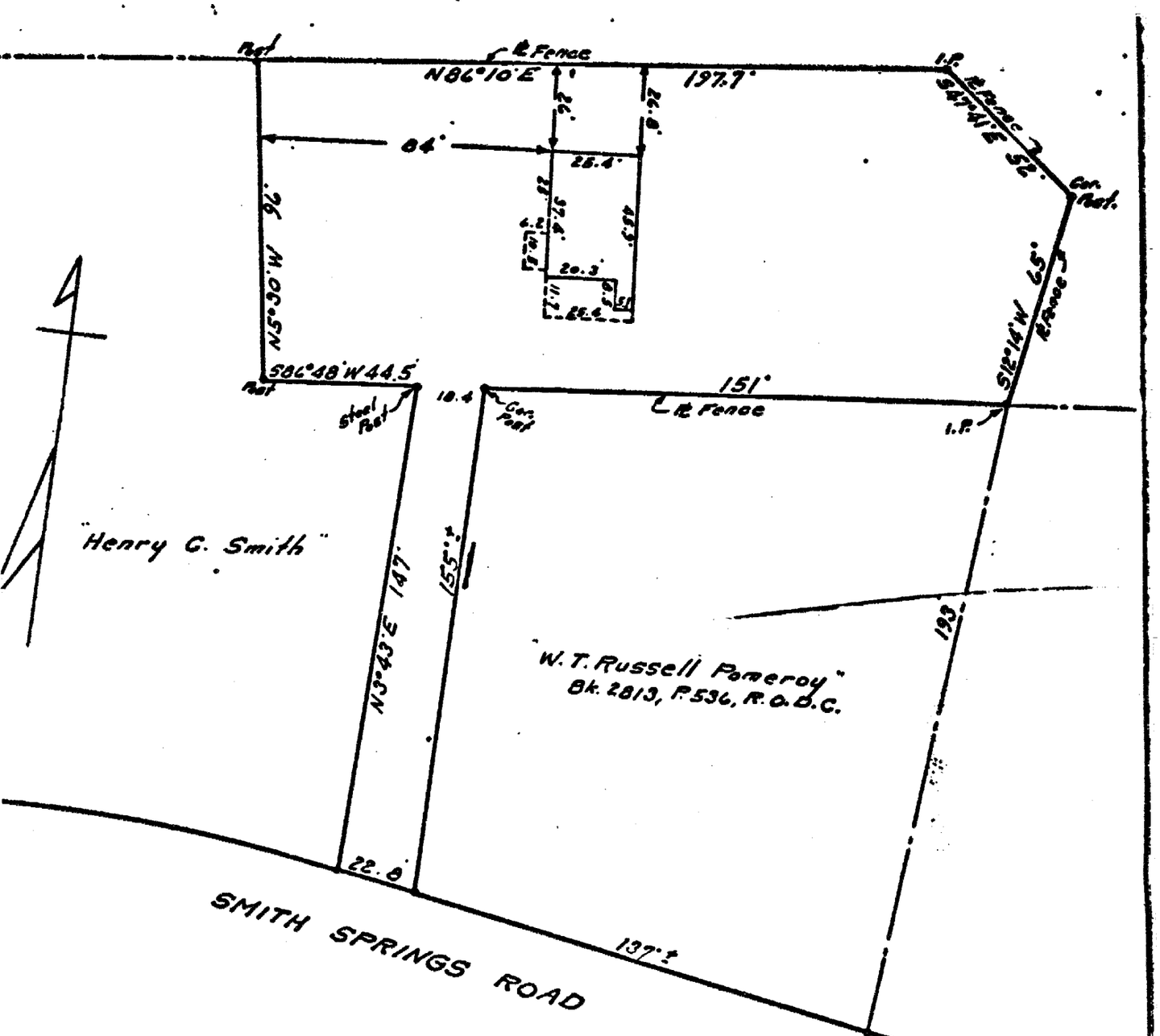
Witness my hand and official seal at Nashville, Tennessee,
this 9 day of July, 1964.

Reece B. Martin *Notary Public*

Commission expires September 1, 1964

NOTARY PUBLIC, DAVIDSON COUNTY, TENN.

3 14



LOAN SURVEY FOR HENRY C. SMITH
NASHVILLE, TENN.

OWNER Henry C. Smith

SUBDIVISION

LOT. NO. Land in the 2nd Civil District of Davidson County, Tenn., being a part of the Henry C. Smith Property

RECORD

HOUSE NO. 2320

SCALE 1" = 40'

DATE May 22 - 1964

SURVEYOR T.R. Sanford

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LOT SHOWN ABOVE, BEING ON THE Northerly SIDE OF Smith Springs Rd. AND THAT THE ABOVE PLAT TRULY SHOWS THE LINES AND LOCATION OF SAID LOT AND THE BUILDINGS THEREON. DRIVEWAY WHOLLY ON CAPTIONED PROPERTY AND CLEAR OF ALL EASM'TS.

GUAR. NO. T.R. Sanford

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared.....,*
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 12.01
PROBATE 50
TOTAL $ 12.51

JUL 20 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 20 1964
ac

photostat plan

42442

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 20 10 55 AM '64

NOTES: BOOK 102 PAGE 536
RECORDING FEE $ 3.00
REP. REG. .....

WARRANTY DEED

FROM

HENRY CLINTON SMITH, ET UX

TO

GERALD McDONALD HAMMONDS, ET UX

12.51