K 1491

1491 Page 111

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 6850 ⁰⁰

TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by James L. Simpkins and wife, Louise Simpkins, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Oscar B. Spann and wife, Kate Spann,

have bargained and sold, and by these presents do transfer and convey unto the said James L. Simpkins and wife, Louise Simpkins,

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



Being the easterly 80 feet front and 70 feet rear of Lot No. 20 on the Map of Ashton's Subdivision of the L. M. Lewis Farm, as of record in Book 421, page 19, Register's Office for said County.

Said part of Lot No. 20 fronts 80 feet on the southerly side of Ashton Avenue and runs back 107 feet on the easterly line and 103.8 feet on the westerly line, to a dead line, measuring 70 feet thereon.



Being part of the property conveyed to Oscar B. Spann and wife, Kate Spann, by deed from Fred J. Trauernicht and wife, of record in Book 1308, page 350, said Register's Office.

Taxes for 1947 have been pro rated and assumed by grantees.





To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Simpkins and wife, Louise Simpkins, their heirs and assigns, forever.

And we do covenant with the said James L. Simpkins and wife, Louise Simpkins, 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, Oscar B. Spann and wife, Kate Spann, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Simpkins and wife, Louise Simpkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 2nd day of June, 1947.

Oscar B. Spann
Oscar B. Spann

Kate Spann
Kate Spann

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named Oscar B. Spann and wife, Kate Spann,

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 2nd day of June, 1947.

Ross V. Dunn
Notary Public

Commission expires April 3, 1950

DUNN NOTARY PUBLIC DAVIDSON

G 111