K 1630

WARRANTY DEED

For and in consideration of the sum of THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS cash in hand to us paid by Newtan S. Holliday and wife Louise E. Holliday, the receipt of which is hereby acknowledged, we, Sam Sims and wife, Josie Sims,

have bargained and sold, and by these presents do transfer and convey unto the said Newton S. Holliday and wife Louise E. Holliday, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the South half of lot No. 179 and the North 7 feet 8 inches of Lot No. 178 on the map of D. T. McGavock and others' Addition, of record in Book 21, page 41, Register's Office for said County.

Said parts of said lots adjoin and front together 57 feet 8 inches on the Westerly side of 12th Avenue North and run back between parallel lines, 154 feet to an alley.

Being the same property conveyed to said Sam Sims and wife Josie Sims by two deeds, from Louella May Greene, a widow, of record in book 1404, page 89, and of record in book 1467, page 238, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Newton S. Holliday and wife Louise E. Holliday, their heirs and assigns, forever.

And we do covenant with the said Newton S. Holliday and Louise E. Holliday 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, except by taxes for the year 1948, which are being prorated between sellers and buyers as of the date of this deed, and which buyers will pay when due.

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 Newton S. Holliday and Louise E. Holliday, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of June, 19 48

Sam Sims

Josie Sims

STATE OF TENNESSEE
Davidson County

Personally appeared before me J. Q. Nicholson, a Notary Public in and for said County and State, the within named Sam Sims and wife Josie Sims, 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 office, this 19th day of June, 19 48

Commission expires 7-14-49

J. Q. Nicholson
Notary Public

SM 10-47 J. Gilb. Co. Nash.

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