K 1786

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WARRANTY DEED

FROM
James Orinn Simpkins

TO
Clarence E. Fagan, Sr. et ux.

The Guaranty Title Co.
Titles Guaranteed
STATE OF TENN.
DAVIDSON Co.
Received for Rec.
of JAN 10 1950
at 3:45 P.M.
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Fee $1.75
Clk. Reg.
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
Abstracts of Titles
Third Ave., North
NASHVILLE, TENN.



WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

Six Thousand One Hundred Fifty ($6,150.00) and no/100 - - - - - - - - - - - DOLLARS

cash in hand paid by Clarence E. Fagan, Sr. and wife, Annie Seay Fagan, the receipt of which is hereby acknowledged.

I, James Orinn Simpkins, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Clarence E. Fagan, Sr. and wife, Annie Seay Fagan, their

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

Two tracts of land in the 13th, formerly the 25th, Civil District of said County, described according to a survey made by J. P. Gallaher, Surveyor, December 21, 1949, as follows:

FIRST TRACT: Beginning at a stake on the westerly margin of Old Hickory Boulevard 991 feet south of the northeast corner of the original tract containing 74 acres, more or less, being the property conveyed to James Orinn Simpkins and wife by deed from Loula Holt, et al, of record in book 796, page 279, Register's Office for said County; thence north 73° west 9-9/25 poles to a stake in an old fence row; thence south 21¼° west 25-1/25 poles to a stake in C. H. Holman's line; thence with Holman's line north 83½° east 12-13/25 poles to a stake in the westerly margin of Old Hickory Boulevard; thence with said Boulevard, north 17° east 20-4/5 poles to the beginning, containing 1-1/3 acres, more or less.

SECOND TRACT: Beginning at a steke in C. H. Holman's line, 12-13/25 poles west of the westerly margin of Old Hickory Boulevard, being the southwest corner of Tract No. 1 on said survey; thence with the line between said Tracts Nos. 1 and 2, north 21¼° east 15-3/5 poles to a point; thence south 84½° west 19 poles; thence north 88° west 19-2/5 poles; thence south 11½° east 15-2/25 poles to a point in the northerly margin of Back Creek Road; thence with said Road, north 78½° east 15-22/25 poles; thence south 88½° east 10-21/25 poles to the beginning, containing 2 acres, more or less.

Being part of the property conveyed to James Orinn Simpkins by two deeds, one from Loula Holt, et al, of record in book 796, page 279, and the other from Katherine Matthews Simpkins of record in book 1316, page 680, said Register's Office.

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