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WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - FIVE AND NO/100 - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by John E. Simmons and wife, Emma J. Simmons, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Sterling Homes, Inc., a Tennessee corporation, has ~~have~~es bargained and sold, and by these presents do transfer and convey unto the said John E. Simmons and wife, Emma J. Simmons, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 28 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 28 fronts 72 feet on the west side of Mashburn Road and runs back between parallel lines 177.5 feet to a dead line.

Being part of the property conveyed to Sterling Homes, Inc., by deed from Homesites, Inc., of record in Book 1813, page 151, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1785, page 133, and Book 1850, page 439, 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 John E. Simmons and wife, Emma J. Simmons, their heirs and assigns, forever.

And Sterling Homes, Inc., / ~~does~~ ~~is~~ covenant with the said John E. Simmons and wife, Emma J. Simmons, that it is lawfully seized and possessed of said land in fee simple; ~~has~~ have a good right to convey it, and the same is unencumbered.

And Sterling Homes, Inc., does successors ~~its~~ further covenant and bind itself, its / ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John E. Simmons and wife, Emma J. Simmons, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Sterling Homes, Inc., has caused this instrument to be executed ~~in duplicate~~ ~~this~~ ~~day of~~ 19xxxxxx by its duly authorized officers on this the first day of September, 1950.

ATTEST: STERLING HOMES, INC.

By: John T. Duggin Jr. Secretary By: J. T. Duggin Jr. President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the 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 _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____ Notary Public

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