1916

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, CHARLES R. LAND AND J. S. JONES

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM W. SIMPSON AND WIFE, SARAH R. SIMPSON

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE MAP OF VIRGINIA MANOR AS OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 25 FRONTS 70 FEET ON THE SOUTHERLY MARGIN OF AVALON DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE, MEASURING 70 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO CHARLES R. LAND AND J. S. JONES BY DEED OF C. A. WHEELER, JR. AND WIFE, ALICE THORNE WHEELER, DATED SEPTEMBER 20, 1950, OF RECORD IN BOOK 1905, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY, INCLUDING BUILDING SET-BACK LINES, EASEMENTS FOR PUBLIC UTILITIES AND OWNER'S CERTIFICATE AS SHOWN ON PLAT OF VIRGINIA MANOR IN BOOK 1835, PAGE 22, 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 WILLIAM W. SIMPSON AND WIFE, SARAH R. SIMPSON
THEIR heirs and assigns, forever.

And WE do covenant with the said WILLIAM W. SIMPSON AND WIFE, SARAH R. SIMPSON 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, CHARLES R. LAND AND J. S. JONES do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM W. SIMPSON AND WIFE, SARAH R. SIMPSON THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 2ND day of JANUARY, 1951

Charles R. Land

J. S. Jones

STATE OF TENNESSEE
Davidson County

Before me, James C. Boergen Jr., a Notary Public in and for said County and State, the within named CHARLES R. LAND AND J. S. JONES

the bargainor 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 2ND day of JANUARY, 1951

Commission expires Jan 3, 1954

James C. Boergen Jr.
Notary Public

22418

WARRANTY DEED

FROM
CHARLES R. LAND AND J. S. JONES

TO
WILLIAM W. SIMPSON AND WIFE,
SARAH R. SIMPSON
KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 4 day of JAN. A.D. 1951
at 11:40 o'clock A.M. and
Noted in Book 1916 Page 81
Recording Fee $1.50
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Inc.
Street

811