WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 1.00 -

- - - - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Robert W. Simmons and wife, Lola H. Simmons, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Sterling Homes, Inc., a Tennessee corporation, has

bargained and sold, and by these presents does **transfer and convey unto the said** Robert W. Simmons and wife, Lola H. Simmons,

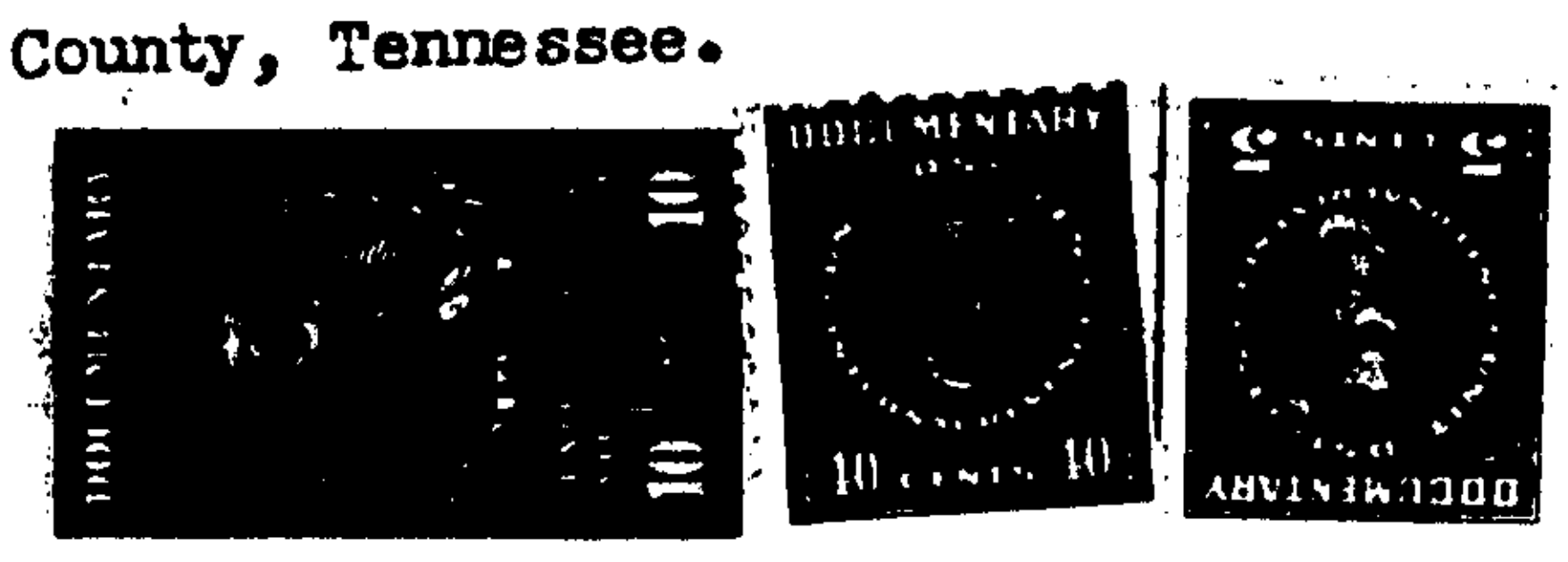
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 18 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 18 fronts 90 feet on the easterly side of Preston Drive and runs back between lines, 199.1 feet on the northerly line and 112.9 feet on the southerly line to a dead line in the rear on which it measures 125.6 feet.

Being part of the property conveyed to Sterling Homes, Inc., by deed from Homesites, Inc., of record in Book 1910, page 95, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1907, page 593, 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 Robert W. Simmons and wife, Lola H. Simmons, their heirs and assigns, forever.

And Sterling Homes, Inc., does covenant with the said Robert W. Simmons and wife, Lola H. Simmons, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except taxes for 1951 which have been prorated and assumed by the Grantees herein/

And Sterling Homes, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Robert W. Simmons and wife, Lola H. 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 ~~Witness hand this day of 19~~ by its duly authorized officers on this the 22nd day of May, 1951.

ATTEST: STERLING HOMES, INC.

By: ______ Secretary By: J. T. Duggin Sr 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