K 2150

WARRANTY DEED   Form 1001   Published by Tennessee Title Company

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - -

- - - -TEN AND NO/100 - DOLLARS

cash in hand paid by James P. Rucker and wife, Sara E. Rucker, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged,

we, Arthur H. Simpkins and wife, Vallie M. Simpkins,

have bargained and sold, and by these presents do transfer and convey unto the said James P. Rucker and wife, Sara E. Rucker,

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. 80 on the Map of Neill S. Brown's Addition to East Nashville, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts fifty (50) feet on the westerly side of Myrtle Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Arthur H. Simpkins and wife, Vallie M. Simpkins, by deed from Sion E. Evans and wife, Pearl B. Evans, of record in Book 1537, page 629, 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 James P. Rucker and wife, Sara E. Rucker, their heirs and assigns, forever.

And we do covenant with the said James P. Rucker and wife, Sara E. Rucker, 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 for current taxes which are pro-rated this date and assumed by the grantees herein.

And we, Arthur H. Simpkins and wife, Vallie M. Simpkins, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James P. Rucker and wife, Sara E. Rucker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of June, 1953.

Arthur H. Simpkins

Vallie M. Simpkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ______, a Notary Public in and for said County and State, the within named Arthur H. Simpkins and wife, Vallie M. Simpkins, the bargainors, 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 Nashville, Tennessee, this ____ day of ______, 19__.

Commission expires ______   ______ Notary Public

G 109