K 2244

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN and 00/100 - DOLLARS

Cash in hand paid by Samuel R. Sims and wife, Sadie Sims, the receipt of which is hereby acknowledged, and for other good and valuable considerations, Capitol Realty Company, Inc., a corporation organized and existing under the laws of the State of Tennessee,

has
~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Samuel R. Sims and wife, Sadie Sims, 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 the southerly 95 feet of Lot No. 428 on the Map of Maury & Claiborne's Addition, as of record in Book 21, pages 84 and 85, Register's Office for said County. Said part of said lot fronts 40 feet on the northerly side of Perkins Street and runs back between parallel lines 95 feet to a dead line.
Being the same property conveyed to Capitol Realty Company, Inc. by deed from James Beasley, et al, of record in Book 2242, page 363, R.O.D.C., 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 Samuel R. Sims and wife, Sadie Sims, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Samuel R. Sims and wife, Sadie Sims that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Capitol Realty Company, Inc. does do further covenant and bind itself, its / successors and assigns ~~heirs and representatives,~~ to warrant and forever defend the title to the said land to the said Samuel R. Sims and wife, Sadie Sims, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of January, 19 54

ATTEST: CAPITOL REALTY COMPANY, Inc

By _____ Secretary

By W. H. Nelson 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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