BK 2295

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - $10.00- Ten and No/100- - - - - - - - - - - - DOLLARS cash in hand paid by Carmine V. Simpson, receipt of which is hereby acknowledged, and other good and valuable considerations, I, Billie H. Simpson

have bargained and sold, and by these presents do transfer and convey unto the said Carmine V. Simpson, her heirs and assigns, my one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 263 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 263 fronts 84 feet on the northerly side of Vultee Boulevard and runs back between lines 172.2 feet on the east line, and 164.2 feet on the west line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Billie H. Simpson and wife, Carmine V. Simpson, by deed from E.S.E. Homes, Inc., a Tennessee corporation, of record in Book 1715, page 189, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carmine V. Simpson, her heirs and assigns, forever.

And I do covenant with the said Carmine V. Simpson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except a deed of trust securing Guaranty Mortgage Company, and taxes for 1954, which are assumed by the grantee.

And I, Billie H. Simpson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Carmine V. Simpson, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26 day of August, 1954

Billie H. Simpson

PG 447