K 2340

For and in consideration of the sum of $ 5.00

Five and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Bessie Rae Simmons, and other good and valuable considerations, receipt of all of which are hereby acknowledged, and the further consideration that the said Bessie Rae Simmons does assume and agree to pay the unpaid balance of the indebtedness secured by the Deed of Trust executed by Albert Saling and wife to Louis Leftwich, Jr., Trustee, of record in Book 2313, page 515, Register's Office for Davidson County, Tennessee, we, Albert Saling and wife, Frances E. Saling

have bargained and sold, and by these presents do transfer and convey unto the said Bessie Rae Simmons

her 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. 1 on the Plan of a Subdivision of Lots Nos. 130 and 131 of O. F. Hayes' Plan of Small Lots, of record in Book 547, page 40, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Division Street, 101-1/4 feet northeast from the southeast corner of 18th and Division; running thence northeast 114 feet to the westerly margin of an alley; thence South along the west margin of said alley, 162 feet to a point; thence northeast 110 feet to the point of beginning.

Being the same property conveyed to Albert Saling and wife, Frances E. Saling by deed from Thomas W. Beasley, Jr. and wife, as of record in Book 2286, page 177, said Register's Office.

Taxes for the year 1955 have been prorated and assumed by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bessie Rae Simmons

her heirs and assigns, forever.

And we do covenant with the said Bessie Rae Simmons

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 Albert Saling and wife, Frances E. Saling,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bessie Rae Simmons

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of January, 19 55.

Albert Saling
Albert Saling

Frances E. Saling
Frances E. Saling

KENTUCKY
STATE OF TENNESSEE
Davidson County
COUNTY OF Jefferson

Personally appeared before me, F. W. Thuemler, a Notary Public in and for said County and State, the within named Albert Saling and wife, Frances E. Saling,

the bargainor S, 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 Kentucky Tennessee, this 24 day of January, 19 55.

Commission expires 2/19/58

F. W. Thuemler
Notary Public

44451

WARRANTY DEED

FROM
ALBERT SALING ET UX

TO
BESSIE RAE SIMMONS

Published by

COMPANY
NESSEE

URANCE
N
ginia

LAW

G 305