K 2444

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further considerations that the grantees herein assume and agree to pay the remaining unpaid balance of a note, executed by Felix Z. Wilson, II and wife, Juanita W. Wilson, dated October 10, 1947, payable to Union Trust Company, for the original amount of $7700.00, with interest at 4% per annum, both principal and interest payable $46.67 monthly, and secured by a Deed of Trust of record in Book 1545, page 99, Register's Office for Davidson County, Tennessee, said note having been assigned to New York Life Insurance Company, by an instrument of record in Book 1563, page 444, said Register's Office, we, - - - - -

Felix Z. Wilson, II and wife, Juanita W. Wilson,

have bargained and sold, and by these presents do transfer and convey unto the said L. F. Simpson and wife, Vera J. Simpson

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

Being the westerly part of Lot No. 43 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County,
Said part of said lot fronts 50 feet on the southerly side of West Ashwood Avenue and runs back between lines, along the easterly margin of 29th Avenue South, or Natchez Trace, 160.5 feet to the north line of Lot No. 42, measuring 48 feet thereon.
Being the same property conveyed to Felix Z. Wilson, II, and wife, Juanita W. Wilson, by deed from James Gardenhire Grissim and wife, as of record in Book 1536, page 265, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. F. Simpson and wife, Vera J. Simpson their heirs and assigns, forever.

And we do covenant with the said L. F. Simpson and wife, Vera J. Simpson 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 by ALL 1955 taxes, which the grantees herein assume and agree to pay, and loan set forth above

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4 day of August, 1955.

Felix Z. Wilson II

Juanita W. Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Felix Z. Wilson and wife, Juanita W. Wilson

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 Nashville, Tennessee, this 4 day of August, 1955.

Commission expires February 24, 1957

L. W. Carney
Notary Public

HENRY GILLESPIE REALTY COMPANY

WARRANTY DEED
G-103490-GR

FROM
FELIX Z. WILSON ET UX

TO
L. F. SIMPSON ET UX

67211

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of AUG A.D. 1955 at 12 o'clock P M.
Noted in Book 24 Page 121
Recorded in Book ____ Page ____
Recording Fee ____ $ 2.20
JAMES P. WILSON, Register
By ____ D.R.

G 310