K 2449

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,

We, J. T. Simmons and wife, Willie Juanita Simmons

have bargained and sold, and by these presents do transfer and convey unto the said Maurice E. Bratton and wife, Patsy S. Bratton 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. 4 on the Map of Nanearle Acres, as of record in Book 1424, page 77, Register's Office for said County.
Said Lot No. 4 fronts 147 feet on the south side of Nanearle Drive and runs back between parallel lines 370 feet to a dead line.
Being the same property conveyed to J. T. Simmons and wife, Juanita Simmons by deed from Cecile M. Cox, unmarried, as of record in Book 1731, page 513, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1436, page 244 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 Maurice E. Bratton and wife, Patsy S. Bratton their heirs and assigns, forever.

And we do covenant with the said Maurice E. Bratton and wife, Patsy S. Bratton 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 1955 S. & C. taxes which the grantees herein assume and agree to pay.

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 hands this 8 day of September, 19 55.

J. T. Simmons

Willie Juanita Simmons

Willie Juanita Simmons

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 J. T. Simmons and wife, Willie Juanita Simmons

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 8 day of September, 19 55

Commission expires February 24, 1957

L. W. Carney
Notary Public

WARRANTY DEED

G-104376 eh FROM L-4681

21576

$19,000

J. T. Simmons and wife

TO

Maurice E. Bratton and wife

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of SEP A.D. 1955 at 1:50 O'clock
Noted in Book 84 Page 329
Recorded in Book ____ Page ____
Recording Fee $1.10
JAMES P. WILSON, Register
By R. Lum D.C.

$19.00

Published by



HENRY CHANCERY COURT

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