K 2451

WARRANTY DEED G 4362 — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00),

cash in hand paid by Buford L. Simpson and wife, Mary L. Simpson and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Buford L. Simpson and wife, Mary L. Simpson of the balance of an indebtedness in the amount of $2,787.04, secured by a deed of trust on the hereinafter described real property executed by Paul A. Hillebert and wife, Rebecca J. Hillebert, to Wm. F. Carter, Trustee, of record in Book 1434, page 329, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $5,900.00 to Investors Syndicate, we

MARSHALL L. MERRITT AND WIFE, ANNA MERRITT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

BUFORD L. SIMPSON AND WIFE, MARY L. SIMPSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, November 18, 1946, as follows:

Beginning at an iron pin in the center of Drake's Branch Road, at Edgar L. Johnson and wife's new northeast corner; thence along a new line between Johnson and Riggins, north 67° 7' 20" west 275 feet to an iron pin set in a fence line which is in the east line of the property conveyed to Edgar L. Johnson and wife, by deed from Scott Page, of record in Book 1283, page 85, Register's Office for said County; thence along the fence with Johnson's line, north 9° 30' east 112.1 feet to an iron pin, being L. H. Bone and wife's new southwest corner; thence along a new line between Bone and Riggins, south 84° 11' 20" east 297.7 feet to an iron pin in the center of Drake's Branch Road, Bone's new southeast corner; thence along the center of said Road in a southwesterly direction 199.31 feet, more or less, to the point of beginning and containing 1.04 acres.

Being the same property conveyed to Marshall L. Merritt and wife, Anna Merritt, by deed from Paul A. Hillebert and wife, Rebecca J. Hillebert of record in Book 1492, page 195, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 14 day of September, 1955.

Marshall L. Merritt

Anna Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mayne Cammack, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Marshall L. Merritt and wife, Anna Merritt

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, the 14 day of September, 1955.

Mayne Cammack, Jr.
Notary Public

My commission expires: 10-16-56

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