K 2482

WARRANTY DEED

For and in consideration of the sum of Twenty-One Thousand Two Hundred Twenty-Five & 00/100ths ($21,225.00) DOLLARS paid and to be paid by ROBERT C. SIMS and wife, HAZEL S. SIMS, as follows: Three Thousand Five Hundred Thirty-Nine & 38/100ths ($3,539.38) Dollars cash in hand paid, the receipt of which is hereby acknowledged. For $17,685.62 the said Robert C. Sims and wife, Hazel S. Sims hereby assume and agree to pay the sum of $17,685.62 thereon representing the unpaid principal balance of a loan in the original amount of $17,750.00 to Herschel Greer, Trustee, of record in Book 2457, page 155, Register's Office for Davidson County, Tenn. We, James H. Galloway, Jr., and wife, Hazel Galloway

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT C. SIMS and wife, HAZEL S. SIMS, their

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. 125 on the Plan of West Meade Farms, Inc., Section F, as of record in Book 1835, page 71, Register's Office for Davidson County, Tennessee.
Said Lot No. 125 fronts 188 feet on the southerly side of Bresslyn Road and runs back 159.9 feet on the westerly line and 277.4 feet on the easterly line to a dead line, measuring 222 feet thereon.
Being the same property conveyed to James Henry Galloway Jr., and wife, Hazel Galloway, by deed from Kenneth Wolfe and wife, Margaret T. Wolfe, of record in Book 2450, page 55, Register's Office for Davidson County, Tennessee.
Property conveyed subject to restrictive covenants of record in Book 2011, page 239, and 80-foot building set back line from Bresslyn Road and a 10 foot easement along the westerly and rear lines for public utilities, as shown on plan of record in Book 1835, page 71, Register's Office for Davidson County, Tennessee.

Taxes for 1955 assumed by purchasers, same having been pro-rated as of date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT C. SIMS and wife, HAZEL S. SIMS, their heirs and assigns, forever.

And we do covenant with the said ROBERT C. SIMS and wife, HAZEL S. SIMS, 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 as hereinbefore set out.

And we, JAMES HENRY GALLOWAY, JR., and wife, Hazel Galloway do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT C. SIMS and wife, HAZEL S. SIMS, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3 day of November, 1955

James H. Galloway Jr.
Hazel Galloway

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louis J Carter Jr., a Notary Public in and for said County and State, the within named JAMES HENRY GALLOWAY and wife, HAZEL GALLOWAY

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 office, this 5 day of November, 1955

Commission expires July 24-1957

Louis J Carter Jr
Notary Public

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