K 2495

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Billie H. Simpson and wife, Royce A. Simpson, and other good and valuable considerations, receipt of which are hereby acknowledged,

CARL BATSON, INC., has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Billie H. Simpson and wife, Royce A. Simpson

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

Being Lot No. 39 on the Plan of Cunningham Heights, of record in Book 2331, page 76, Register's Office for said County.

Said lot fronts 61 feet on the westerly side of Stirton Road and runs back 287.68 feet on the northerly line, 245.75 feet on the southerly line, to a dead line, which is a broken line, on which it measures 141.9 feet.

Being part of the property conveyed to Carl Batson, Inc., by deed from Carl Batson and wife, of record in Book 2480, page 435, said Register's Office.

This conveyance is subject to restrictions of record in Book 2480, page 455, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billie H. Simpson and wife, Royce A. Simpson their heirs and assigns, forever.

And CARL BATSON, INC., does ~~do~~ covenant with the said Billie H. Simpson and wife, Royce A. Simpson that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except taxes for 1956 which are pro rated and assumed by the grantee herein.

And CARL BATSON, INC., does successors and assigns ~~heirs and representatives~~, to warrant and forever ~~do~~ further covenant and bind itself, its defend the title to the said land to the said Billie H. Simpson and wife, Royce A. Simpson their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, CARL BATSON, INC., has caused this instrument to be executed by ~~witness hand this day of 19~~ its duly authorized officers this 24th day of February, 1956.

ATTEST: CARL BATSON, INC.

Secretary-Treasurer By: President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 ____.

Commission expires _____ Notary Public

G 157