K 2537

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Joseph C. Simmons, a widower have bargained and sold, and by these presents do transfer and convey unto the said Andrew J. Sanford and wife, Evelyn M. Sanford 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. 30 on the Plat of Airdrie Subdivision "B" property, of D. C. Buell, as of record in Book 547, page 42, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the easterly side of Kinross Avenue, and runs back between parallel lines, 183 feet to an alley in the rear.

Being the same property conveyed to Joseph C. Simmons and wife, Florence Simmons, by deed from William Hune, of record in Book 752, page 443, Register's Office for Davidson County, Tennessee, the said Florence Simmons having since died.

Subject to restrictions of record in Book 716, page 201, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew J. Sanford and wife, Evelyn M. Sanford their heirs and assigns, forever.

And I do covenant with the said Andrew J. Sanford and wife, Evelyn M. Sanford that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for the year 1956 which have been pro-rated and assumed by the Grantee.

And I, Joseph C. Simmons, a widower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew J. Sanford and wife, Evelyn M. Sanford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of April, 1956

Joseph C Simmons

STATE OF ~~TENNESSEE~~ Florida
Davidson County of Sarasota

Personally appeared before me, Betty K. Beere, a Notary Public in and for said County and State, the within named Joseph C. Simmons, a widower

Joseph C Simmons

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of April, 1956

Commission expires 9-25-58

Betty K. Beere
Notary Public

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