K 2537

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Six Hundred and No/100 ----------
---------- $12,600.00 ---------- **DOLLARS**

Cash in hand paid by Frank R. Vincent and wife, Evelyn V. Vincent, the receipt of which is hereby acknowledged, we,

Tillman B. Simpkins and wife, Willie Esther Simpkins

have bargained and sold, and by these presents do transfer and convey unto the said Frank R. Vincent and wife, Evelyn V. Vincent

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

Land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, being known as Tract 13 on the Unrecorded Map of the Subdivision of Thompson Lands, and described according to a copy of a survey thereof made April 28, 1952, by L. D. Justice, Surveyor, as follows:
Beginning at a point in the northerly margin of Clarksville Highway at the corner of Lots 13 and 14; thence with the line between said lots northerly 400 feet to a point; thence westerly 100 feet to the east line of a 50-foot street, being the first street west of Dry Fork Road; thence with the line of said Street southerly 400 feet to the north margin of said highway, being Highway No. 112; thence with the margin of the same easterly 100 feet to the point of beginning.
Being the same property conveyed to Tillman B. Simpkins and wife, Willie Esther Simpkins, by deed from J. W. Hobbs and wife, of record in Book 2341, page 203, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank R. Vincent and wife, Evelyn V. Vincent their heirs and assigns, forever.

And we do covenant with the said Frank R. Vincent and wife, Evelyn V. Vincent 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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Tillman B. Simpkins and wife, Willie Esther Simpkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank R. Vincent and wife, Evelyn V. Vincent their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8th day of May, 1956

Tillman B. Simpkins
Willie Esther Simpkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Tillman B. Simpkins and wife, Willie Esther Simpkins

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 8th day of May, 1956

Commission expires February 26, 1958

A. M. Tenison
Notary Public

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