BK 2636

WARRANTY DEDICATION

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - TEN AND NO/100 - **DOLLARS**

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

we, Robert Oxner Simpson and wife, Barbara Hart Simpson

have bargained and sold, and by these presents do transfer and convey unto the said J. T. Lucius and wife, Ruby Inez Lucius, 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. 84 on the plan of Battlewood, Section 1, as of record in book 1835, page 31, Register's Office for said County.

Said lot No. 84 fronts 70 feet on the southerly side of Carlyle Place and extends back 267.34 feet on the westerly line and 212.17 feet on the easterly line to a dead line, meausring 131 feet thereon.

Being the same property conveyed to Robert Oxner Simpson and wife, Barbara Hart Simpson by deed from Woodbine Homes, Inc., dated September 14, 1951, filed September 17, 1951, and recorded in book 2021, page 87, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1494, page 513, and in Book 1911, page 67, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along the southerly line of premises, 30-foot building setback line from Carlyle Place, and conditions of owners certificate, as shown on plan of record in book 1835, page 31, 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 J. T. Lucius and wife, Ruby Inez Lucius, their **heirs and assigns, forever.**

And we **do covenant with the said** J. T. Lucius and wife, Ruby Inez Lucius, **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.**

And we, Robert Oxner Simpson and wife, Barbara Hart Simpson, **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 Oxner Simpson and wife, Barbara Hart Simpson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 26th **day of** January, **19** 57.

Robert Oxner Simpson

Barbara Hart Simpson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, **a Notary Public in and for said County and State, the within named** Robert Oxner Simpson and Barbara Hart Simpson

the bargainor, 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 26th **day of** January, **19** 57.

My Commission expires April 21, 1959.

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Hugh J. Bradley
Notary Public

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