BK 2690

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

FIVE & No/100ths - DOLLARS

cash in hand paid by Willie Farris Simmons and wife, Ruth Perry Simmons, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Thomas E. Krantz and wife, Ada Green Krantz,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Willie Farris Simmons and wife, Ruth Perry Simmons, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land located in the 14th Civil District of Davidson County, Tennessee, being known as a part of the T. E. Krantz property as shown on a survey made by Hickerson-Miller Engineers, dated July 15, 1957, and described as follows:

Beginning at an iron pin, same being 20 feet from the center of Harper Road; thence south 73 deg. 30 min. east 180 feet to an iron pin; thence north 16 deg. 30 min. east 165 feet to an iron pin; thence north 73 deg. 30 min. west 180 feet to an iron pin, same being 20 feet east of the center of said Harper Road; thence with the right of way of said road, south 16 deg. 30 min. west 165 feet to an iron pin, being the point of beginning.

Being part of the property conveyed to Thomas E. Krantz and wife, Ada Green Krantz, by deed from J. T. Green, Sr., et ux, Mary A. Green, of record in Book 2438, Page 608, 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 Willie Farris Simmons and wife, Ruth Perry Simmons, their heirs and assigns, forever.

And we do covenant with the said Willie Farris Simmons and wife, Ruth Perry Simmons, 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, Thomas E. Krantz and wife, Ada Green Krantz,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Willie Farris Simmons and wife, Ruth Perry Simmons, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of July, 19 57

Thomas E Krantz

Ada Green Krantz

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