K 2745

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**For and in consideration of the sum of** Ten and no/100ths----------
----------$10.00----------**DOLLARS**
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of an indebtedness secured by a Deed of Trust executed by Raymond E. Clark to Herschel Greer, Trustee, of record in Book 2391, page 295, Register's Office, Davidson County, Tennessee, which indebtedness Orie B. Sims and wife, Ruth S. Sims hereby assume and agree to pay, we,

Robert C. Tice and wife, Juanita Tice
**have bargained and sold, and by these presents do transfer and convey unto the said**
Orie B. Sims and wife, Ruth S. Sims,
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. 18 on the Map of Hillsboro Circle, a resubdivision of Campbell's Sharondale Plan, of record in Book 1130, page 15, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the west side of Sharondale Court and runs back between lines 156.2 feet on the north line and 151.6 feet on the south line, to a dead line on which it measures 88 feet.

Being the same property conveyed to Robert C. Tice and wife, Juanita Tice, by deed from Raymond E. Clark, of record in Book 2692, page 419, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back 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** Orie B. Sims and wife, Ruth S. Sims,
their **heirs and assigns, forever.**

**And** we **do covenant with the said** Orie B. Sims and wife, Ruth S. Sims
**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 as hereinabove set out for taxes for the Year 1958.

**And** We, Robert C. Tice and wife, Juanita Tice
**do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Orie B. Sims and wife, Ruth S. Sims,
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand**s **this** 16th **day of** April, 19 58

Robert C. Tice

Juanita Tice

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