WARRANTY DEED

For and in consideration of the sum of Five Thousand and no/100 ($5,000.00) - **DOLLARS**

Cash in hand paid by Burdette Chamberlain, receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption by A. H. Allen, Jr., and wife, Mary C. Allen, of the payment of the balance of an indebtedness evidenced by a promissory note in the original principal sum of $10,000.00, dated March 24, 1958, and payable one year from said date with interest at 5% per annum, payable semi-annually, payment of said indebtedness is secured by a deed of trust on the property herein conveyed as of record in Book 2761, page 431, Register's Office for Davidson County, Tennessee.

We, Joe H. Simpkins and wife, Mollie B. Simpkins **have bargained and sold, and by these presents do transfer and convey unto the said** Burdette Chamberlain for life, remainder to the said A. H. Allen, Jr., & wife, Mary C. Allen, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 42 and the northerly 25 feet of Lot No. 41 on the Map of Sunset View Subdivision, not of record, and described as follows:

Beginning at a point on the easterly margin of McGavock Pike, 25 feet south of the common corner of Lots No. 41 and 42; thence eastwardly and parallel to the line between said Lots No. 41 and 42, 364.2 feet to a point in the westerly line of the Woodard Property; thence with the line of same, northwardly 125 feet to the common corner of Lots No. 42 and 43; thence with the line between said lots, westwardly 363.8 feet to a point in the easterly margin of McGavock Pike; thence with the margin of the same, southwardly 125 feet to the point of beginning.

Being the same property conveyed to Joe H. Simpkins and wife, Mollie B. Simpkins, by two deeds, one from Nellie M. Gower of record in Book 2142, page 519, Register's Office for said County, and by deed from George T. Waddey, Jr., of record in Book 2277, page 7, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Burdette Chamberlain for life, remainder to the said A. H. Allen, Jr., and wife, Mary C. Allen, their **heirs and assigns, forever.**

And we **do covenant with the said** Burdette Chamberlain, A. H. Allen, Jr., and wife, Mary C. Allen **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 **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Burdette Chamberlain, A. H. Allen, Jr., and wife, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 9th **day of** July, **19** 58.

The said A. H. Allen, Jr., and wife, Mary C. Allen, have agreed to pay all taxes on said property during the life estate of the said Burdette Chamberlain.

Joe H Simpkins

Mollie B. Simpkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C B Tucker, **a Notary Public in and for said County and State, the within named** Joe H. Simpkins and wife, Mollie B. Simpkins

the bargainors, 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 9 **day of** July, **19** 58

Commission expires July 22, 1959

C B Tucker
Notary Public

C. B. TUCKER NOTARY PUBLIC