K 2800

For and in consideration of the sum of $ One and no/100 ($1.00) DOLLARS

Cash in hand paid and the love and affection we bear for our beloved son and daughter-in-law

And for further consideration, grantees assume and agree to pay the unpaid balance of an original loan by Fidelity Federal Savings and Loan Association in the amount of $5,250.00 as secured by deed of trust of record in Book 2360, page 587 Register's Office for Davidson County, Tennessee

We, O. H. SIMS, and wife, FLOY SIMS

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD B. SIMS, and wife, GRACE E. SIMS, 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. 16 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision as of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 16 fronts 77.5 feet on the southerly side of Madison Boulevard, and runs back 176.3 feet on the easterly line and 214.8 feet on the westerly line to the northerly line of Lot No. 18 measuring 66.6 feet more or less thereon.

BEING the same property conveyed to O. H. Sims, Et Ux by A. J. Coleman, Et Ux of record in Book 1272, page 77, 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 RICHARD B. SIMS, and wife, GRACE E. SIMS, their heirs and assigns, forever.

And We do covenant with the said RICHARD B. SIMS, and wife, GRACE E. 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.

And We, O. H. SIMS, and wife, Floy SIMS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RICHARD B. SIMS, and wife, GRACE E. SIMS, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of August, 19 58

O. H. Sims

x Floy Sims

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. H. SIMS, and wife, FLOY SIMS

the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of August, 19 58

Commission expires Oct 26/1958

Notary Public

Warranty Deed

From O. H. SIMS, ET UX

To RICHARD B. SIMS, ET UX

92908

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of AUG 1958 at 9:52 o'clock A.M.
Noted in Book 41 Page 422
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By T. Williams D.C.

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