K 2877

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated November 3, 1954, executed by Marjorie D. Simms, et al, payable to Guaranty Mortgage Company, for the original sum of $6,950.00, with interest at 4½% per annum, both principal and interest payable $38.64 monthly, beginning December 1, 1954, final payment November 1, 1979, and said debt having been secured by a deed of trust of record in Book 2352, page 145, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to The Bowery Savings Bank, by an instrument of record in Book 2360, page 473, said Register's Office, and said debt having since been re-assigned to Guaranty Mortgage Company, by an instrument of record in Book 2381, page 317, said Register's Office.

I, MARJORIE D. SIMMS,

have bargained and sold, and by these presents do transfer and convey unto the said BOBBY A. FOSTER AND WIFE, VIVIAN C. FOSTER

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. 152 on the Map of Miro Meadows Subdivision, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 152 fronts 90 feet on the southerly side of Kipling Drive, and runs back between lines, 143.9 feet on the westerly line and 170.9 feet on the easterly line, to a dead line, measuring 50 feet thereon.

Being the same property vested in Marjorie D. Simms, by deed from Raymond W. Bee and wife, as of record in Book 2304, page 183, said Register's Office, and as devisee under the will of Dorothy H. Simms, dated December 1, 1953, probated Lawrence County, Tennessee, a certified copy of which is of record in 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 BOBBY A. FOSTER AND WIFE, VIVIAN C. FOSTER, their heirs and assigns, forever.

And I do covenant with the said BOBBY A. FOSTER AND WIFE, VIVIAN C. FOSTER, that I am 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.

And I, the grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of February, 19 59

Marjorie D. Simms
Marjorie D. Simms

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named MARJORIE D. SIMMS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 19 59

My commission expires May 14, 1960

Notary Public
State at Large

TENNESSEE TITLE COMPANY

20237

Warranty Deed
G-12856-JM

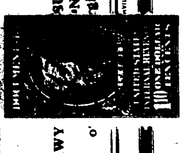
From
MARJORIE D. SIMMS,

To
BOBBY A. FOSTER, ET UX.

RETURN TO OFFICE OF
PLEASE PUT IN TENN. TITLE CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of FEB A.D. 1959 at 2:20 o'clock P M.
Noted in Book 2 Page 264
Recorded in Book Page
Recording Fee $2.10
JAMES P. WILSON, Register
by
Book 2464

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE



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