BK 2877

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten ($10.00) and no/100---------- DOLLARS

cash in hand paid by Willie Green Simpson, receipt of which is hereby acknowledged,

We, Van A. Payne and wife, Mamie E. Payne

have bargained and sold, and by these presents do transfer and convey unto the said

Willie Green Simpson

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 5 on the Plan of Emmaburst, as of record in Book 974, page 4, Register's Office for said County.

Said Lot No. 5 fronts 120.1 feet on the southerly side of a 15 foot strip reserved for the widening of Woodlawn, formerly Wharton Avenue, as shown on said plat, and runs back in a southerly direction 224.5 feet on the easterly line with the westerly margin of Parker, formerly Maplewood Avenue, and 229.8 feet on the westerly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Van A. Payne and wife, Mamie E. Payne, by deed from W. A. Dunlap et al, of record in Book 2040, page 619, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 1851, page 376, 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 Willie Green Simpson

her heirs and assigns, forever.

And we do covenant with the said Willie Green Simpson

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., 1959 taxes have been pro-rated as of this date and assumed by purchaser.

And we, Van A. Payne and wife, Mamie E. Payne

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 Green Simpson

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of February, 19 59

Van A. Payne

Mamie E. Payne

O.K.
Approved

PG 527