K 2909

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/one hundreds ($ 10.00 ) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2828, page 123; Book ____, page ____, Register's Office for Davidson County, Tennessee.

Roy A. Disspayne and wife, Ruby Collins Disspayne

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto James V. Simmons, Jr., and wife,

hereinafter called the Buyer, his heirs, successors 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. 218 on the Map of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for said County, described as follows:-

Beginning on the westerly margin of Woodyhill Drive at the corner of Lots Nos. 218 and 219; thence with the line between said two lots, westwardly 192.5 feet to the westerly line of said subdivision; thence with same, southwardly 75 feet to the northerly margin of a 50-foot unnamed street; thence with same eastwardly 172.3 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.4 feet to the westerly margin of Woodyhill Drive; thence with said Drive, northwardly 55 feet to the beginning.

Being the same real property conveyed to Roy A. Disspayne, and wife, Ruby Collins Disspayne, by deed from Glen O. Hudson and wife, dated September 12, 1958, filed September 15, 1958, and recorded in Book 2804, page 375, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the 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 Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 19th day of May, 19 59.

Roy A Disspayne

Ruby Collins Disspayne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy A. Disspayne and wife, Ruby Collins Disspayne, the bargainor(s), 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 Nashville, Tennessee, this the 19th day of May 19 59.

Tom G. Coleman
Notary Public

My commission expires: NOV. 13, 1960

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of JUN A.D. 1959 at 11:00 o'clock A.M.
Noted in Book 43 Page 234
Recorded in Book ____ Page ____
Recording fee ____
JAMES P. WILSON, Register
By ____ D.C.

WARRANTY DEED
From 35827
Roy A. Disspayne and wife,
To
Ruby Collins Disspayne
James V. Simmons, Jr., and wife,

Push will pick up at 1PM

G 244