BK 3029

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- **DOLLARS**

Cash in hand paid by William O. Sims and wife, Juanita B. Sims, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Joseph Fred McCamish and wife to Herschel Greer, Trustee, of record in Book 2983, page 299, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

Joseph Fred McCamish and wife, Jessie Rhea Looper McCamish

have bargained and sold, and by these presents do transfer and convey unto the said William O. Sims and wife, Juanita B. Sims

their heirs 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. 41 on the Plan of Caldwell Country Estates, of record in Book 2563, pages 68 and 69, Register's Office for said County.
Said Lot fronts 80 feet on the southwesterly side of Danby Drive and runs back between parallel lines 255 feet to a dead line.
Being the same property conveyed to Joseph Fred McCamish and wife, Jessie Rhea Looper McCamish, by deed from Fred H. Brown and wife, of record in Book 2960, page 41, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said William O. Sims and wife, Juanita B. Sims **their heirs and assigns, forever.**

And we **do covenant with the said** William O. Sims and wife, Juanita B. 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,** except as herein above stated, and 1960 taxes which are hereby assumed by the purchasers.

And we, Joseph Fred McCamish and wife, Jessie Rhea Looper McCamish **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William O. Sims and wife, Juanita B. Sims **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 16th **day of** February, 19 60

/s/ Joseph Fred McCamish

/s/ Jessie Rhea Looper McCamish

STATE OF TENNESSEE
Davidson County
Knox

Personally appeared before me, [illegible], **a Notary Public in and for said County and State, the within named** Joseph Fred McCamish and wife, Jessie Rhea Looper McCamish

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 office, this 16th **day of** February, 19 60

Commission expires January 31 1964 [illegible] **Notary Public**

PG 505