K 3035

WARRANTY DEED G-136389

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100********** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ELVIS V. SIMMONS and wife, RUBY A. SIMMONS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JESS E. MILLS, and wife, EDNA P. MILLS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 113 and 114 on the Plan of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for said County.

Said Lots front together 50 feet on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Elvis V. Simmons and wife, Ruby A. Simmons, by deed from Nell M. Tate, unmarried, of record in Book 2400, page 122, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 8th day of March, 1960, ~~1955~~

Elvis V. Simmons

Ruby A. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Elvis V. Simmons and wife, Ruby A. Simmons, 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 _____, Tennessee, this the 8th day of March, 1960 ~~1955~~

My commission expires July 23, 1962

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
MC B&S (ST)
From 79015
ELVIS V. SIMMONS et ux,
To
JESS E. MILLS ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of APR A.D. 1960 at 2:20 o'clock P.M.
Noted in Book 95 Page 483
Recorded in Book 2400
Recording Fee $2.00
JAMES D. WILSON, Register
By Ext. Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

G 369