K 3071

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of -------TEN & NO/100 ---------- DOLLARS ($ 10.00),

and other good and valuable considerations paid by John D. Simpson, Sr., and wife, Lenora C. Simpson, We

Guy R. Burgett and wife, Lorene D. Burgett

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

John D. Simpson, Sr., and wife, Lenora C. Simpson

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:

Land in Davidson County, Tennessee, being a part of Lot 44, on the plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

Beginning at a point in the southwest corner of Baxter Avenue and Oak Street, thence in a generally westerly direction 153.8 feet to a point; thence in a generally southerly direction 127.9 feet to a point; thence in a generally easterly direction 150 feet to a point in the westerly margin of Baxter Avenue; thence in a generally northerly direction with the west margin of Baxter Avenue 144.8 feet to the point of beginning, being a part of the same property conveyed to Guy R. Burgett and wife, Lorene D. Burgett, by deed from Rooney E. Warren and wife, Amanda J. Warren, of record in Book 2296, page 163, 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 17th day of May, 1960.

Guy R. Burgett

Lorene D Burgett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Guy R. Burgett and wife, Lorene D. Burgett

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, Davidson County, Tennessee, this the 17th day of May, 1960.

James M. Foster
Notary Public

My commission expires: November 17, 1963

File "Foster Realty Co.

WARRANTY DEED
From 85126
Guy R. Burgett and wife,
Lorene D. Burgett
To
John D. Simpson, Sr., and wife
Nelle C. Simpson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day
of May A.D. 1960 at 3:55 o'clock P.M.
Book No. 2472
Page No. 579
WILSON Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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