BK 3099

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

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged,

I, Mary Keeling Simpkins,

have bargained and sold, and by these presents do transfer and convey unto the said Janie Juanita Weir, her

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

Land in the 11th Civil District of Davidson County, Tennessee, being the westerly part of lot No. 32 on the plan of Riverwood Subdivision, as of record in book 547, page 62, Register's Office for said County, described according to a survey made February 14, 1930, by Erle Drake, County Surveyor of Davidson County, Tennessee, as follows: Beginning on the southerly margin of Riverwood Drive, at a stake, the northwest corner of said lot No. 32 and the northeast corner of lot No. 48 on the plan of Eastdale Subdivision, which is of record in book 547, pages 29 and 30, said Register's Office, and running thence with the line between said two lots, southerly 200 feet to a stake; thence south 53 degrees 25' east 60 feet to a stake; thence in a northeasterly direction 212½ feet to a stake in the southerly margin of Riverwood Drive; thence with the southerly margin of said Drive, 175 feet to the beginning.

Being the same real property conveyed to Theodore Simpkins and wife, Mary Keeling Simpkins, by deed from Lena Rowland Kinsey and husband, dated June 28, 1947, filed August 1, 1947, and recorded in book 1511, page 467, said Register's Office, the said Theodore Simpkins having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Janie Juanita Weir, her

heirs and assigns, forever.

And I do covenant with the said Janie Juanita Weir,

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mary Keeling Simpkins

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Janie Juanita Weir, her

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

Witness my hand s this 5th day of July, 19 60.

Mary Keeling Simpkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State,

Mary Keeling Simpkins

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 19 60.

Hugh J. Bradley
Notary Public

Commission expires April 23, 1962.

Do Not Publish !!
Lizzie

WARRANTY DEED
FROM 92188
Mary Keeling Simpkins
TO
Janie Juanita Weir

Filed Union Trust Co., Jr. Box

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of 1:15 o'clock P.M. July A.D. 1960
Noted in Book 2424 Page 537
Recorded in Book 1205 Page
Recording Fee
JAMES P. WILSON, Register
By

PG 33