K 3102

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00 ----

----Ten and 00/100 ----

cash in hand paid by William O. Simpkins and wife, Doreene D. Simpkins,

STATE TAX $ 20.63
PROBATE $ 2.13
TOTAL $ 22.76
JUL 28 1960
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
DOLLARS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Everett Edward Templeton and wife, Wanda A. Templeton,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 25 on the Plan of Stanford Country Club Estates, Section I, of record in Book 2900, page 50, Register's Office for said County.

Said Lot No. 25 fronts 91 feet on the easterly side of Jenry Drive and runs back 180.91 feet on the north line and 167.13 feet on the south line to a dead line in the rear on which it measures 122.49 feet.

Being the same property that was conveyed to the grantors herein by deed of Brentwood Homes, Inc., of record in Book 3067, page 481, Register's Office for said County.

The grantees, as evidenced by their accepting delivery of this deed, expressly assume payment of the balance due Murphree Mortgage Company under one note dated April 20, 1960, for the original principal amount of $13,750.00, and interest at the rate of 5¼ per cent per annum, which is secured by deed of trust on the above property of record in Book 3053, page 559, said Register's Office.

This conveyance is made subject to the restrictions of record in Book 2993, page 109, and to the easements and limitations shown on the Plan of record in Book 2900, page 50, 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 said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 23 day of July, 19 60.

Everett Edward Templeton
Wanda A. Templeton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Everett Edward Templeton and wife, Wanda A. Templeton,

the bargainors, 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 23 day of July, 19 60.

Commission expires 25 Nov 1962

Notary Public.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia
Form 1001

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of JUL A.D. 1960 at 2:16 o'clock P.M.
Noted in Book 3076 Page 327
Recorded in Book 3076 Page 328
Recording Fee $1.00
JAMES P. WILSON, Register
By Mae Lansden

mail William O. Simpkins and wife
3224 Jenry Dr.
Doreene D. Simpkins Nashville 14

To
Wanda A. Templeton

Warranty Deed

From
Everett Edward Templeton and wife

95425

$13,750

G 21