K 3128

WARRANTY DEED — THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - - -
TEN AND NO/100 - DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of FIVE THOUSAND SIX HUNDRED SEVENTY-NINE AND 30/100 DOLLARS ($5,679.30) secured by a Deed of Trust on the property herein conveyed which was executed by Minna Frazier Simpson to E. A. Goodlee, Trustee, of record in Book 2918, page 621, Register's Office for Davidson County, Tennessee, to secure to Home Federal Savings and Loan Association a note in the original principal amount of $6,000.00, payable in monthly installments of $50.64 each, including principal and interest at the rate of 5% per annum plus 1% service charge, beginning June 1st, 1959,

I, Minna Frazier Simpson, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Paul E. McCamphell and wife, Landine G. McCamphell, 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. 18 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County.
Said Lot No. 18 fronts 50 feet on the southwesterly side of 32nd Avenue, South, and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Minna Frazier Simpson, a widow, by deed from Lovick H. Matthews of record in Book 2394, page 345, said Register's Office.

All taxes for 1960 have been pro-rated and are assumed by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul E. McCamphell and wife, Landine G. McCamphell, their heirs and assigns, forever.

And I do covenant with the said Paul E. McCamphell and wife, Landine G. McCamphell that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

And I, Minna Frazier Simpson,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Paul E. McCamphell and wife, Landine G. McCamphell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of September, 1960

Minna Frazier Simpson

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