K 3178

WARRANTY DEED

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 grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $8,327.74 of an original note dated July 13, 1960 in the amount of $8,350.00, which note is secured by a Deed of Trust executed by Aubrey C. Reed and wife, Era F. Reed, to Everett A. Covington, Jr., Trustee, in Book 3108, page 535, Register's Office for Davidson County, Tennessee.
we, I. C. Simpkins and wife, Dorotny S. Simpkins.

have bargained and sold, and by these presents do transfer and convey unto the said R. C. Beasley, Jr. and wife, Gene N. Beasley, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 237 on the Map of Miro Meadows, of record in book 1424, pages 94 and 95, Register's Office for said County, Said lot fronts 90 feet on the north side of Vultee Boulevard and runs back between parallel lines 170 feet to a dead line.
Being the same real property conveyed to I. C. Simpkins and wife, Dorotny S. Simpkins by deed from Aubrey C. Reed and wife, Era F. Reed, of record in Book page said Register's Office.
This conveyance is made subject to restrictions of record in Book 1710, page 183, Register's Office for Davidson County, Tennessee. Ten-foot easement for public utility purposes along rear line of premises, easement for 8 inch sewer across premises, 60-feet building setback line from Vultee Boulevard, and conditions of owners certificate, as shown on plan of record in book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. C. Beasley, Jr. and wife, Gene N. Beasley, their *heirs and assigns, forever.*

And we *do covenant with the said* R. C. Beasley, Jr. and wife, Gene N. Beasley *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,* except as above set out.

And we, I. C. Simpkins and wife, Dorotny S. Simpkins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* R. C. Beasley, Jr. and Gene N. Beasley, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 16th *day of* November, *19* 60, ~~the corporate party, by authority of its board of directors, has caused this deed to be executed by its duly authorized officers on said day and date.~~

I. C. Simpkins
Dorothy S. Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Yvonne Evans, *a Notary Public in and for said County and State,* I. C. Simpkins and Dorotny S. Simpkins *the within named 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, *Tennessee, this* 16 *day of* November, *1960*

Yvonne Evans *Notary Public*

Commission expires October 27, 1962

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