K 3178

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by MALCOLM J. SIMPKINS AND WIFE, CELESTE W. SIMPKINS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, A. A. DUGGER AND WIFE, SALLY L. DUGGER

have bargained and sold, and by these presents do transfer and convey unto the said MALCOLM J. SIMPKINS AND WIFE, CELESTE W. SIMPKINS

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. 22 on the Map of Orchard Hill, as of record in Book 2663, page 98, Register's Office for said County.

Said Lot No. 22 fronts 68.1 feet on the southerly side of Curtis Street and extends back 190 feet on the westerly line and 160 feet on the easterly line, to a deed line in the rear on which it measures 159.5 feet thereon.

Being part of the property conveyed to A. A. Dugger and wife. Salley L. Duger, by deed from Claude M. Follis and wife, as of record in Book 2805, page 199, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2860, page 283; and conditions on the plan of record in Book 2663, page 98, said Register's Office.

The above named Sally L. Dugger hereby certifies that she is one and the same person as the Salley L. Dugger in deed recorded Book 2805, page 199, 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 MALCOLM J. SIMPKINS AND WIFE, CELESTE W. SIMPKINS their *heirs and assigns, forever.*

And we *do covenant with the said* MALCOLM J. SIMPKINS AND WIFE, CELESTE W. SIMPKINS *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 by taxes for the year 1961 which are hereby assumed by the grantee.

And we, A. A. DUGGER AND WIFE, SALLY L. DUGGER *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* MALCOLM J. SIMPKINS AND WIFE, CELESTE W. SIMPKINS their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 23rd *day of* January, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. A. Dugger
(A. A. Dugger)

Sally L. Dugger
(Sally L. Dugger)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* A. A. DUGGER AND WIFE, SALLY L. DUGGER *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* 23rd *day of* January, *19* 61

NOTARY PUBLIC

Anne Abernathy *Notary Public*

My Commission expires 11-12-1961

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