K 3185

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 $ 3,401.75 of an original vendor'slien retained in deed from Zack Q. Myers and wife, to Robert Thomas, and wife, dated August 3, 1955, to secure the payment of a note for $4,895.00, of record in book 2444, page 634, Register's Office for Davidson County, Tennessee.
We, Robert Thomas and wife, Louise Thomas

have bargained and sold, and by these presents do transfer and convey unto the said I. C. Simpkins and wife, Dorothy S. 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 lots Nos. 20 and 21 of Block "[illegible]" on the map of Woodlawn Estates, as of record in book 843, page 82, Register's Office for said County.

Said lots Nos. 20 and 21 front together 50 feet on the westerly side of Kate Street and extends back between parallel lines 165 feet to a dead line.

Being the same real property conveyed to Robert Thomas and wife, Louise Thomas, by deed from Zack Q. Myers and wife, dated August 3, 1955, filed August 11, 1955, and recorded in book 2444, page 634, said Register's Office.

This conveyance is made subject to restrictions of record in book 1264, page 266, Re[illegible]ister'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 I. C. Simpkins and wife, Dorothy S. Simpkins, their *heirs and assigns, forever.*

And we *do covenant with the said* I. C. Simpkins and wife, Dorothy S. 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 as above set out, and for the 1961 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Robert Thomas and wife, Louise Thomas *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* I. C. Simpkins and wife, Dorothy S. Simpkins, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 3rd *day of* March, 19 61. xxx

[illegible]

Robert Thomas

Louise Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Robert Thomas and Louise Thomas *the within named 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 Nashville, *Tennessee,* *this* 3rd *day of* March, 19 61.

NOTARY AT LARGE

Hugh J Bradley *Notary Public*

Commission expires April 23, 1963.

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