K 3219

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

Ten &----------no/100 DOLLARS

cash, receipt of which is hereby acknowledged, and for the love and affection I have for my wife, Farline Taylor Sims, I, Green Sims

have bargained and sold, and by these presents do transfer and convey unto the said Farline Taylor Sims

her heirs and assigns, an undivided one-half interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

"Land in Davidson County, Tennessee, being Lots Nos. 247 and 248, on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.
Said Lots Nos. 247 and 248 adjoin and front 30 feet each on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.
Being the same property conveyed to Green Sims by deed from Carry G. Rawls and wife, Geraldine Towns Rawls, of record in Book 3181, page 69, Register's Office for Davidson County, Tennessee."

The Grantor expressly states that it is his intention by this instrument to create an estate by the entireties in and to the entire interest in said property previously held by the Grantor, pursuant to Section 1 of Chapter 255 of the Public Acts of Tennessee of 1949, as amended, being also Section 7605.1 of Williams Tennessee Code Annotated, and now carried in Tennessee Code Annotated, 1955, Sec. 64-109.

To have and to hold the said undivided one-half interest in and to said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Farline Taylor Sims, her heirs and assigns, forever.

And I do covenant with the said Farline Taylor Sims that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1961 Taxes, and balance of indebtedness secured by Trust Deed of record in Book 1792, page 407, said Register's Office.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Farline Taylor Sims her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of April, 19 61

Green Sims

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