For and in consideration of the sum of $ 10.00- -

Ten and no/100- DOLLARS, cash in hand paid by A. C. Simmons and wife, Betty C. Simmons, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

E. GRAVES PATE, SR., AND WIFE, FRIEDA H. PATE,

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

A. C. SIMMONS AND WIFE, BETTYE C. SIMMONS,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the north part of Lot No. 106 on the Plan of Section 1, Madison Meade, as of record in Book 2854, page 2, Register's Office for said County, and described as follows:

BEGINNING at a point in the east margin of Donnie Road, 12 feet north of the corner of Lots Nos. 105 and 106; being the northwest corner of the property conveyed to Walter [illegible] Hires and wife, by deed of record in Book 3159, page 507; thence along Hires north line, easterly 234 feet more or less to the easterly corner of Lots Nos. 105 and 106; thence northerly 17[illegible].71 feet to the south margin of Nesbitt Lane; thence with the margin of the same, westerly 184.19 feet to the beginning of a curve; thence around said curve, southwesterly 43.38 feet to the east margin of Donnie Road; thence with the margin of the same, southerly 153 feet to the point of beginning.

Being part of the property conveyed to E. Graves Pate, Sr., by deed from [illegible], as of record in Book 2864, page 105, 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 A. C. Simmons and wife, Bettye C. Simmons, their heirs and assigns, forever.

And we do covenant with the said A. C. Simmons and wife, Bettye C. Simmons, 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.

And we, E. Graves Pate, Sr., and wife, Frieda H. Pate, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. C. Simmons and wife, Bettye C. Simmons, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of May, 1961.

E. Graves Pate Sr

Frieda H Pate

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named E. Graves Pate, Sr., and wife, Frieda H. Pate, the 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 16th day of May, 1961.

Commission expires [illegible]

[illegible] Notary Public

Warranty Deed

FROM 39404

E. GRAVES PATE, SR., AND WIFE, FRIEDA H. PATE,

TO

A. C. SIMMONS AND WIFE, BETTYE C. SIMMONS.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day MAY A.D. 1961 at 3:00 o'clock P M.
Noted in Book 97 Page 583
Recorded in Book 3224 Page 23
Recording Fee $5.00
JAMES P. WILSON, Register

Published by TENNESSEE TITLE COMPANY