BK 3225

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

----------Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Felix Simpson and wife, Betty Simpson,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Robert B. Ellis and wife, Leola S. Ellis their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the subdivision of the Weaver-Harris, et al., lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described as follows:

Beginning in the center of the Goodlettsville Pike at the northwest corner of the property conveyed to Lincoln Steere and wife, by deed from W. F. Williams and wife, of record in Book 716, page 402, Register's Office for said County; thence with said Steere's westerly line, south ½° east 91.4 poles to a stake two feet west of the center of the Kin Reasoner Branch, hornbeam, poplar, dogwood and beech pointers; thence north 88° west 16.48 poles to a stone, dogwood and two sassafras pointers; thence north 4-1/4° west 72 poles to the center of the Goodlettsville Pike; thence with the center of said Pike, north 57-3/4° east 6 poles; thence north 44½° east 22 poles to the beginning, containing 9.5 acres, more or less.

Being the same property conveyed to Felix Simpson and wife, Betty Simpson, by deed from E. C. Milliken, a widower, of record in Book 3033, page 24, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert B. Ellis and wife, Leola S. Ellis their heirs and assigns, forever.

And we do covenant with the said Robert B. Ellis and wife, Leola S. Ellis 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, Felix Simpson and wife, Betty Simpson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert B. Ellis and wife, Leola S. Ellis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of May, 1961

Felix Simpson

Betty Simpson

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