WARRANTY DEED

For and in consideration of the sum of ($10.00)

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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 $10,062.94 of an original note dated November 18, 1959 in the amount of $10,500.00, which note is secured by a Deed of Trust executed by Randall E. Sims and wife, to Everett A. Covington, Jr., Trustee, of record in book 3014, page 131, Register's Office, Davidson County, Tennessee.

We, Randall E. Sims and wife, Connie C. Sims

have bargained and sold, and by these presents do transfer and convey unto the said James Edward Fuller and wife, Dorothy Nellie Fuller, 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. 21 on the Plan of Sky View Subdivision, as of record in book 2331, pages 54 and 55, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Oakview Drive at the corner of Lots Nos. 20 and 21; thence with the line between said two lots, southwesterly 316.3 feet to the corner of Lots Nos. 20, 21 and 22; thence with the line between Lots Nos. 21 and 22, northerly 297.4 feet to the southerly margin of Starlight Drive; thence with the same easterly 175.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.3 feet to the westerly margin of Oakview Drive; thence with the same southeasterly 135 feet to the beginning.

Being the same real property conveyed to Randall E. Sims and wife, Connie C. Sims, by deed from C. A. McDaniel, Jr., and wife, dated November 18, 1959, filed November 24, 1959, and recorded in book 2994, page 589, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2444, page 576, and in book 1788, page 516, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the westerly line of premises, anchor easement at the northeast corner of premises, 60-foot building setback line from Oakview and Starlight Drives, of record in book 2331, pages 54 and 55, Register's Office, Davidson Co. Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Edward Fuller and wife, Dorothy Nellie Fuller, their

heirs and assigns, forever.

And we *do covenant with the said* James Edward Fuller and wife, Dorothy Nellie Fuller

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, Randall E. Sims and wife, Connie C. Sims,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Edward Fuller and wife, Dorothy Nellie Fuller, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 21st *day of* July, *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.*~~

Randall E Sims

Connie C. Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Randall E. Sims and Connie C. Sims, *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* 21st *day of* July, *19* 61.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963