K 3277

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN & 00/100 - DOLLARS ($ 10.00),

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby fully acknowledged, the grantees herein named assume and agree to pay the unpaid balance now owing on one certain note in the original principal amount of $15,500.00, secured by a Deed of Trust of record in Book 2916, page 215, Register's for Davidson County, Tennessee,

we, Myron L. Simpson and wife, Dorothy U. Simpson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Noble H. Baggott and wife, Agnes K. Baggott,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45 on the Plan of Section I, Sutherland Heights, of record in Book 2663, page 18, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Timwood Drive at the corner of Lots 44 and 45; thence with the line between said lots, northerly 136.9 feet to a point; thence northeasterly 135 feet to a point; thence south 30°48' east 25 feet to a point; and continuing southeast around a slight curve, 111.8 feet to a point at the beginning of a curve in Timwood Drive; thence around said curve, southwesterly 38.58 feet to a point in the northerly margin of Timwood Drive; thence with the margin of the same westerly 133.9 feet to the beginning.

Being the same property conveyed to Myron L. Simpson and wife, Dorothy U. Simpson, by deed from Riverwood Homes, Inc. of record in Book 2901, page 115, Register'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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 22nd day of August, 1961

Myron L. Simpson (signature)
Myron L. Simpson

Dorothy U. Simpson (signature)
Dorothy U. Simpson

STATE OF TENNESSEE
COUNTY OF ____________

Before me, ______________________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ______________________

the bargainor(s), with whom I am personally acquainted, and who acknowledged that ________ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ______________________, Tennessee,

this, the ______ day of ______________, 19____

Notary Public

My commission expires:

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