K 3309

G-1230

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100- DOLLARS ($10.00),

Cash in hand paid, the receipt of which is hereby fully acknowledged, and as a further consideration, the Grantees herein named hereby assume and agree to pay the unpaid principa; balance now owing on one certain note in the original principal amount of $9,800.00 secured by a Deed of Trust executed by Milton L. Mayo and wife, Evelyn D. Mayo, to John W. Murphree, Trustee, as of record in Book 2237, page 287, Register's Office for Davidson County, Tennessee,

We, Charles W. Sims and wife, Barbara Sims,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Robert D. Agee and wifw, Rebecca M. Agee

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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Map of Cloverdale Section II, and Revision of Lots Nos. 21 and 22, Section I, as of record in Book 2133, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 Fronts 89 feet on the westerly side of Adair Road and runs back between lines 206.6 feet on the northerly line and 144 feet on the southerly line to a dead line in the rear measuring 108.8 feet thereon.

Being the same property conveyed to Charles W. Sims and wife, Barbara Sims, by deed from Milton L. Mayo and wife Evelyn D. Mayo of record in Book 3161, page 323, 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.

Whenever 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 17 day of July 1961

Charles W. Sims (signature)
Charles W. Sims

Barbara Sims (signature)
Barbara Sims

STATE OF Ohio
COUNTY OF Montgomery

Before me, Cliff Doster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles W. Sims and Barbara Sims the bargainor(s), 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 Dayton Ohio, Tennessee.

this the 17 day of July, 1961

Cliff Doster
Notary Public

My commission expires:

CLIFF DOSTER, Notary Public
In and for Montgomery County, Ohio
My Commission Expires Aug. 4, 1963

66461

WARRANTY DEED

From

Charles W. Sims, et ux

To

Robert D. Agee, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of NOV A.D. 1961 at 8:01 o'clock A.M.
Noted in Book 100 Page 213
Recorded in Book ___ Page ___
Recording Fee $3.00
JAMES P. WILSON, Register
Dpt. Reg.

DAVIDSON COUNTY TITLE CO. INC.
2144 Lebanon Road
NASHVILLE 14, TENNESSEE

PG 49