K 3310

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees, Henry L. Ashburn and wife, Martha Lena C. Ashburn, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Theola L. Simpson, of record in Book 3137, page 315, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

[redacted]

We, Theola L. Simpson, a widow, Donald E. Simpson, [redacted] and Janice T. Simpson, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Henry L. Ashburn and wife, Martha Lena C. Ashburn

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

Land in Davidson County, Tennessee, being the westerly 32 feet of Lot No. 28 and the easterly 35 feet of Lot No. 29 on the Plan of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County, described according to a loan survey made for First Federal Savings and Loan Association, of Nashville, by T. R. Sanford, Surveyor, August 20, 1960, as follows:

Said parts of Lots Nos. 28 and 29 front together 67 feet on the southerly side of Virginia Avenue and extends back between lines 278 feet, more or less, on the easterly line and 280 feet, more or less, on the westerly line to the northerly line of Lots Nos. 12 and 13, measuring 67 feet thereon.

Being the same property conveyed to Theola L. Simpson, a widow, Donald E. Simpson, [redacted], and Janice T. Simpson, unmarried, by deed from Hoyt M. Williams and wife, Anna C. Williams, of record in Book 3129, 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 said Henry L. Ashburn and wife, Martha Lena C. Ashburn their heirs and assigns, forever.

And we do covenant with the said Henry L. Ashburn and wife, Martha Lena C. Ashburn 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 hemin above set out.

And we, Theola L. Simpson, a widow, Donald E. Simpson, [redacted] and Janice T. Simpson, unmarried do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry L. Ashburn and wife, Martha Lena C. Ashburn, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of November, 1961

Theola L. Simpson Janice T. Simpson

Donald E. Simpson

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