3347

For and in consideration of the sum of $ Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other DOLLARS good and valuable considerations, and for the further consideration, the grantees assume and agree to pay to Security Federal Savings and Loan Association of Nashville, Tennessee, the balance of Twelve Thousand, Eight Hundred Seventy-Three Dollars and Ninety-Seven Cents ($12,873.97), same being the first mortgage on the premises described hereinafter, therefore,

We, Jack R. Sims, et ux, Della Ruth Sims, the grantors, have bargained and sold, and by these presents do transfer and convey unto the said Joe F. Brown et ux, Lula E. Brown, the grantees, and 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 Lot # 85 on the plan of Bellshire Estates, Section 3 as of record in Book 2133, page 112, Register's Office for said County.

Lot # 85 fronts 136.9 feet on the easterly margin of Oxbow Drive and runs back 129.5 feet on the northerly line, thence 293 feet on the northeasterly line, thence 30 ft. on the easterly line, thence 385 feet on the southerly line to the line of beginning.

Being the same property as conveyed to Jack R. Sims, et ux, Della Ruth Sims, from John L. Goodwin, et ux, Lois C. Goodwin, by Warranty Deed, as of record in Book 3251, page 241, 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 grantees, and their heirs and assigns, forever.

And we do covenant with the said grantees 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, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand & this 1st day of Dec., 1961

Jack R. Sims

Della Ruth Sims

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James H. Hill, a Notary Public in and for said County and State, the within named Jack R. Sims et ux, Della Ruth 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 Madison, Tennessee, this 1st day of Dec., 1961

Commission expires Apr 24, 1962

James H. Hill
Notary Public

12/1/61 89477

Warranty Deed

From Jack R. Sims, et ux,

To Della Ruth Sims

Joe F. Brown et ux,

Lula E. Brown

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of MAR A.D. 1962 at 8:59 o'clock A.M.
Noted in Book 1701 Page 409
Recorded in Book Page
Recording Fee $3.00
JAMES P. WILSON, Register
By Deputy Reg.

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James H. Hill, atty., 626 Gall
Rd., Madison, Tenn. - TW 5-553

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