K 3373

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the said Clarence E. Elrod and wife, Elaine C. Elrod, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Richard G. Simmons and wife, to Louis R. Linx, Trustee, of record in Book 3245, page 323, 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.

We, Richard G. Simmons and wife, Joan Grizzard Simmons

have bargained and sold, and by these presents do transfer and convey unto the said Clarence E. Elrod and wife, Elaine C. Elrod

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 No. 31 on the Map of Crutcher Bros. Plan, as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the easterly side of Pennock Avenue and runs back between lines, 151.45 feet on the southerly line and 152 feet on the northerly line, to an alley in the rear, on which it measures 50 feet.

Being the same property conveyed to Richard G. Simmons and wife, Joan Grizzard Simmons, by deed from G. H. Byers and wife, of record in Book 3236, page 129, 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 Clarence E. Elrod and wife, Elaine C. Elrod their heirs and assigns, forever.

And we do covenant with the said Clarence E. Elrod and wife, Elaine C. Elrod 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 hereinabove set out.

And We, Richard G. Simmons and wife, Joan Grizzard Simmons do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence E. Elrod and wife, Elaine C. Elrod their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of April, 19 62

Richard G. Simmons

Joan Grizzard Simmons

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