K 3377

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, FRED L. BYRAM, a widower,

hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto MRS. NELL KING SIMPSON,

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

Land in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, being part of lot No. 3 on the plan of the subdivision of the Old Corley Lands, as of record in Minute Book "Y", page 279, County Court for said County, described according to survey made by Erle Drake, County Surveyor, January 30, 1930, as follows:

Beginning in the center of the Lebanon Turnpike at a point 315 feet east of the southwest corner of the "Church Lot" which adjoins said Lot No. 3 on the west; thence with the center of said turnpike, north 42 3/4 deg. E. 100 feet; thence leaving said turnpike north 47 3/4 deg. W. 182 feet; thence S 45 deg. W. 100 feet; thence S. 47 3/4 E. 186 feet to the beginning.

Being the same property conveyed to Fred L. Byram and wife, Willie Mae Byram, by deed from Mrs. Ida Grimm Greer, et al., of record in Book 965, page 221, Register's Office for said County; the said Willie Mae Byram having since died.

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.

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 17th day of May, 1962.

Fred L Byram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JAMES H. BATEMAN a Notary Public in and for the State and County aforesaid, personally appeared the within named FRED L. BYRAM,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 17th day of May, 1962.

My commission expires JAN. 20, 1965. Notary Public

WARRANTY DEED
From FRED L. BYRAM, A widower
To MRS. NELL KING SIMPSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of MAY A.D. 1962 at 3:10 o'clock M.
Noted in Book 1012 Page 96
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By Deputy Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

G 353