K 3434

For and in consideration of the sum of Ten and no/100 ---------- ($10.00) ----------
---------- *DOLLARS*

cash in hand paid by Earl Vell Simpson and wife, Mildred Hancock Simpson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James H. Martin and wife, Roberta B. Martin,

have bargained and sold, and by these presents do transfer and convey unto the said Earl Vell Simpson and wife, Mildred Hancock Simpson, their

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

Being lots Nos. 10, 12, 13 and 14, Block A-1, on the Map of Hadley's Bend City, as of record in book 421, page 128, Register's Office for said County.
Said lots Nos. 10, 12, 13 and 14 front 25 feet each on the westerly side of University Street and run back between parallel lines 150 feet to a 10 foot alley. Being part of the real property conveyed to James H. Martin and wife, Roberta B. Martin, by deed from James King and wife, of record in book 3128, page 473, as corrected by deed of record in book 3285, page 81, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Vell Simpson and wife, Mildred Hancock Simpson, their

heirs and assigns, forever.

And we *do covenant with the said* Earl Vell Simpson and wife, Mildred Hancock Simpson *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 taxes for 1962 which are prorated and assumed by grantees.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Earl Vell Simpson and wife, Mildred Hancock Simpson, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 11th *day of* September, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Martin
Roberta B. Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* James H. Martin and wife, Roberta B. Martin,

the within-named 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 Nashville, *Tennessee, this* 20 *day of* September, *19* 62.

Alice McMahon *Notary Public*

Commission expires April 25, 1966

22386

WARRANTY DEED

FROM
James H. Martin et ux.
TO
Earl Vell Simpson et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of Sept A.D. 62 at 2:30 o'clock P.M.
Noted in Book 703 Page 215
Recorded in Book Page
Recording Fee $2.50
By Deputy Reg.
Register

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

G 327