K 3533

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00--- ---

TEN AND--------00/100--- ---DOLLARS

cash, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Herman Simpson have bargained and sold, and by these presents do transfer and convey unto the said James W. Simpson, his 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, ... Northerly 37 1/2 feet of Lot No. 10 on the Map of L. H. Dew's Subdivision of Lot No. 41 on the Plan of Clifton, as of record in Book 57, page 100, Register's Office for said County.

Said part of Lot No. 10 fronts 37 1/2 feet on the easterly side of 44th Avenue North, formerly Lawrence Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Herman Simpson and wife, Clara Gertrude Simpson, by deed from J. M. Warren and wife, and J. B. Garland and wife, of record in Book 1274, page 271, Register's Office for Davidson County, Tennessee. The said Clara Gertrude Simpson having since died.

This conveyance is made subject to a life estate in the grantor, Herman Simpson, herein expressly retained for his use and benefit for and during the period of his natural life only.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Simpson, his heirs and assigns, forever.

And I do covenant with the said James W. Simpson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except the grantor does hereby expressly retain a life estate for himself, for his use and benefit for and during the period of his natural life.

And I, Herman Simpson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Simpson, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of April, 1963

Witness: Herman Simpson



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