BK 3613

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by ERNEST F. SIMMONS AND WIFE, MATTIE M. SIMMONS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

we, REALTY BROKERAGE, INC.

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Map of a Resubdivision of Lots 14 and 15, East Nashville Land Co.'s Plan of Lots, as of record in Book 3500, page 22, Register's Office for said County, described as follows:
BEGINNING at a point in the west margin of North 4th Street, at the corner of Lots 1 and 2; thence with the line between said lots, westerly 106.1 feet to a point; thence northerly 58 feet to the south margin of Hancock Street; thence with the margin of the same, easterly 86.76 feet to the beginning of a curve; thence around said curve, southeasterly 31.6 feet to the west margin of North 4th Street; thence with the margin of the same, southerly 37.86 feet to the point of beginning.
Being part of the property conveyed to Realty Brokerage, Inc., by deed from The Nashville Housing Authority, as of record in Book 3505, page 367, 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 GRANTEES, 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, unless otherwise herein set out. 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 GRANTEES, their heirs 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.

Witness our hands this 15th day of August 19 63

REALTY BROKERAGE, INC.
By: Ollie T. Frith
Ollie T. Frith, Vice President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, L. D. Richards a Notary Public within and for the State and County aforesaid, personally appeared Ollie T. Frith with whom I am personally acquainted and who upon this oath acknowledged himself to be the Vice-President of the Realty Brokerage, Inc. the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ollie T. Frith as such Vice-President.

STATE TAX $ 1.65
COUNTY TAX $ 1.10
TOTAL $ 2.75
AUG 16 1963
R. E. WORPALL
COUNTY COURT CLERK
DA

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of August 19 63

My commission expires May 1, 1966

L. D. Richards
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed
G-162846 mas

From
REALTY BROKERAGE, INC.

To
ERNEST F. SIMMONS, ET UX

80106

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record this 16 day of AUG A.D. 1963 at 3:30 o'clock P.M.
Noted in Book 3613 Page 369
Recorded in Book 3613 Page 369
Recording Fee $ 1.00
Register
By: Deputy Reg.
Prepared by TENNESSEE TITLE CO.

PG 369