BK 3614

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100- DOLLARS ($10.00- - - -),
Cash in hand paid by Owen R. Sims and wife, Anna K. Sims, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

S. H. CURTIS AND WIFE, ELLA DEAN CURTIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
OWEN R. SIMS AND WIFE, ANNA K. SIMS,

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

Being Lot No. 250 on the plan of Shepherd Hills, Section No. 4, as of record in Book 2854, page 100, Register's Office for said County.

Said Lot No. 250 fronts 200 feet on the southeasterly side of Paula Drive and extends back between parallel lines 205 feet to a dead line in the rear.

Being the same property conveyed to S. H. Curtis and wife, Ella Dean Curtis, by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 3499, page 333, 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 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 20th day of August, 1963.

S H Curtis

Ella Dean Curtis

STATE OF TENNESSEE
COUNTY OF

Before me, Lloyd W. Pate, a Notary Public in and for the State and County aforesaid, personally appeared the within named S. H. Curtis and wife, Ella Dean Curtis,

the 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 Madison, Tennessee,
this, the 20th day of August, 1963.

Lloyd W. Pate
Notary Public

My commission expires: May 14, 1967.

WARRANTY DEED
From
S. H. CURTIS AND WIFE,
ELLA DEAN CURTIS,
To
OWEN R. SIMS AND WIFE,
ANNA K. SIMS.
81153

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record [illegible] day of [illegible] A.D. [illegible] at 12:46 o'clock P. M.
Noted in Book [illegible] Page 300
Recorded in Book [illegible]
Recording fee $2.10
Register
By Deputy Reg.

PG 124