K 3616

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

S. & F., Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Terry Joe Simmons and wife, Betty B. Simmons

their 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, being Lot No. 64, on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 64 fronts 60.0 feet on the northerly side of Lopez Lane, and extends back 140.4 feet on the westerly line and 104.6 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 96.65 feet thereon.

Being part of the same property conveyed to S. & F., Inc., by deed from Miller G. Kimbrough, Trustee, of record in Book 3429, page 245, 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 said Terry Joe Simmons and wife, Betty B. Simmons their heirs and assigns, forever.

And it does covenant with the said Terry Joe Simmons and wife, Betty B. Simmons that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And S. & F., Inc. do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Terry Joe Simmons and wife, Betty B. Simmons their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, S. & F., Inc., a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officers this 27th day of August, 1963.

S. & F., INC.

By: T. J. Sterritt

T. J. Sterritt, President

G 15