K 3616

WARRANTY DEED

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.

We, George D. Simpson and wife, Frances O. Simpson have **bargained and sold**, and by these presents do transfer and convey unto **the said** William E. Washburn and wife, Louise J. Washburn 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 a Tract marked "Reserved" (Horton Heights) on the Plan of Brook Meade Section II, as of record in Book 2133, page 76, Register's Office for Davidson County, Tennessee, and a part of a tract of the Hill Property not of record, now referred to together as Lot No. 116, on the Plan of Brook Meade, Section II, and described together according to a copy of a survey by Z. J. Wilkerson, Surveyor, June 30, 1955, as follows:

Beginning at a point in the easterly margin of Brook Hollow Road at common front corner of a Tract marked "Reserved" (Siegrist)(Now known as Lot No. 115;) and a tract marked "Reserved" (Horton Heights) the southwest corner of the subject tract; thence with the line between said tracts and said line if extended South 70° 00' East 271.4 feet to an iron pin; thence North 20° East 140.6 feet to an iron pin; thence North 70° West 278 feet to the easterly margin of Brook Hollow Road, the northwest corner of the subject tract; thence with said margin of said Road, southwardly 142 feet to the point of the beginning.

Being the same property conveyed to George D. Simpson and wife, Frances O. Simpson, by deed from Beth B. Walker and wife, Ann J. Walker, of record in Book 2133, page 76, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 2200, page 447, and Book 2133, page 477, 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 William E. Washburn and wife Louise J. Washburn their heirs and assigns, forever.

And we do covenant with the said William E. Washburn and wife Louise J. 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.

And we, George D. Simpson and wife, Frances O. Simpson do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said William E. Washburn and wife Louise J. their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 6th day of September 19 63

George D. Simpson

Frances O. Simpson

G 559