K 3616

WARRANTY DEED GTC 171740

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 *****

DOLLARS ($ 10.00),

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

CLIFFORD H. SIMS and wife, MILDRED I. SIMS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLIFTON W. BECKWITH, JR. and wife, OZELLE S. BECKWITH,

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. 51 on the plan of Horton Heights, Section 7, as of record in Book 2133, page 25, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northeasterly margin of Hillwood Boulevard, at the corner of Lots Nos. 51 and 52; thence with the line between said two lots, northeastwardly 263.2 feet; thence north 58° 14' west 70.7 feet to the southeasterly margin of an alley; thence with said alley, southwestwardly 223.3 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southwestwardly 32.1 feet to the northeasterly margin of Hillwood Boulevard; thence with said Boulevard, southeastwardly 101.7 feet to the beginning.

Being the same real property conveyed to Clifford H. Sims and wife, Mildred I. Sims, by deed from H. L. Caruthers and wife, dated December 2, 1954, filed December 9, 1954, and recorded in Book 2335, page 183, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument recorded in Book 2106, page 178, 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 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, except for 1963 taxes which were prorated and assumed by the grantees.

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.

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 1st day of February, 1963

Mildred I. Sims

Clifford H. Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Clifford H. Sims and wife, Mildred I. Sims

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 Nashville, Tennessee, this 1st day of February, 1963

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

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