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...said County (State), ...conveyance by the Grantees herein, ...deed of trust dated August 8, ...note as described by a Deed of Trust executed ...Register, of record in Book 2561, page ...

...do transfer and convey unto the said ...Campbell, their ...heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Map of Elm Hill Subdivision Section I, as of record in Book 2331, page 67, Register's Office for said County. Said lot No. 128 Begins at a point in the northerly margin of Crystal Drive, the common front corner of Lots Nos. 128 and 144; thence northerly 127 feet to a point, the common rear corner of Lots Nos. 128 and 144; thence north 83 degrees 46' east 141.3 feet to a point in the westerly margin of Wanda Drive; thence southerly 105 feet along said Drive to a point, the beginning of a curve; thence 31.42 feet around said curve, having a radius of 20 feet, to a point in the northerly margin of Crystal Drive; thence westerly 120 feet to the point of beginning.
Being the same real property conveyed to I. C. Simpkins and wife, Dorothy S. Simpkins, by deed from Lester Frank Gore and wife, dated October 9, 1961, filed October 11, 1961, and recorded in book 3284, page 333, said Register's Office.

This conveyance is made subject to restrictions of record in book 2442, page 464, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along northerly and westerly lines of premises, 50-foot building setback line from Crystal Drive and from Wanda Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 67, 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 Paul Campbell and wife, Pauline C. Campbell, their heirs and assigns, forever.

And we do covenant with the said Paul Campbell and wife, Pauline C. Campbell 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, except as above set out.

And we, I. C. Simpkins and wife, Dorothy S. Simpkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Paul Campbell and wife, Pauline C. Campbell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of September, 19 63.

I. C. Simpkins
Dorothy S. Simpkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, I. C. Simpkins and Dorothy S. Simpkins, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of September, 1963.

Notary Public

My commission expires

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