BK 3702

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

[illegible] Tax Parcel No. ____________________

[illegible] TAX NOTICES TO: ____________________

ADDRESS: ____________________

For and in Consideration of the sum of ($10.00) - - - - - - - - - - - - - - - -

TEN & NO/100 - DOLLARS

Cash in hand paid by Jean C. Simpkins, and receipt of which is hereby acknowledged, and other good and valuable consideration,

I, George A. Patton

have bargained and sold, and by these presents do transfer and convey unto the said JEAN C. SIMPKINS, her heirs and assigns, all of my right, title and interest in and to 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. 6 on the Highland Garden Plan of Lots, as of record in Book 57, page 118, Register's Office for said County.

Said Lot No. 6 fronts 45.6 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between lines, with the northerly margin of an alley, 150 feet to an alley in the rear on which it measures 45.3 feet.

Being the same property conveyed to George A. Patton and Jean C. Simpkins by deed from The Tennessee Company (formerly Middle Tennessee Adjustment Company) a Tennessee Corporation, of record in Book 3278, page 325, Register's Office for said County.

THIS TRACT IS [illegible] AND SHOWN ON TAX [illegible] AS:

[illegible]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jean C. Simpkins her heirs and assigns, forever.

And I do covenant with the said Jean C. Simpkins that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, George A. Patton, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jean C. Simpkins, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of [illegible], 19 64

George A. Patton

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