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WARRANTY DEED — ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a estate for Ruth W. Simmons

We, James E. Simmons and wife, Ruth W. Simmons, in order to create

have bargained and sold, and by these presents do hereby transfer and convey unto Robert H. Jennings Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 48 of Dalemere Subdivision, Section 3, of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee. More particularly described as follows:

Beginning at an iron pin in the easterly margin of Matilda Street; on a curve, said pin being 80.45 feet south of a concrete monument in said east margin of Matilda Street; thence north 78° 20' east 351.76 feet to an iron pin; thence south 8° 36' 30" west 202 feet to a concrete monument; thence south 82° 21' 30" west 314.40 feet to an iron pin in the east margin of Matilda Street; thence northerly along said margin around a slight curve 86.59 feet to the point of beginning.

Being part of the same property conveyed to James E. Simmons and wife Ruth W. Simmons by Oliver H. Dale and wife, Claudine M. Dale by deed of record in Book 3254, page 327, R.O.D.C. Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises., as shown on plan of Record in Book 3300, page 6, R.O.DC., Tenn.

And we do covenant with the said Robert H. Jennings, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, James E. Simmons and wife, Ruth W. Simmons do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert H. Jennings, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Robert H. Jennings, Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto the said Ruth W. Simmons

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Ruth W. Simmons, her heirs and assigns, forever.

And I do covenant with the said Ruth W. Simmons, that I Robert H. Jennings, Jr am lawfully seized and possessed of said land and have a good right to convey it.

And I, Robert H. Jennings, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Ruth W. Simmons, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12TH day of May, 1964.

James E. Simmons
James E. Simmons

Ruth W. Simmons
Ruth W. Simmons

Robert H. Jennings, Jr.
Robert H. Jennings, Jr. Trustee.

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