TENNESSEE TITLE COMPANY

For and in consideration of the sum of

One Thousand and no/100 ($1,000.00) DOLLARS

cash in hand paid by James P. Rakes and wife, Reta M. Rakes,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Tom J. Sims, Jr. and wife, Bertha M. Sims,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being lot No. 11 as shown on drawing incorporated in deed from C. B. Oglesby to Leslie R. Peek and wife, of record in Book 2093, page 72, Register's Office for said County, described as follows:

Beginning at a point on the southerly right-of-way line of the Tennessee Central Railroad at a point 250 feet east of the northeast corner of the property conveyed to Grady Proctor by a deed from Frank Swint, et al, of record in Book 2092, page 295, Register's Office for said County, being also the corner of Lots Nos. 11 and 12, as shown on said drawing; thence with the southerly line of said right-of-way, easterly 50 feet to the corner of Lot No. 10; and from this frontage on said right-of-way, extending back between parallel lines to low water mark of Cumberland River.

Being the same property conveyed to Tom J. Sims, Jr., and wife, Bertha Mary Sims, by deed from Leslie R. Peek and wife, Mabel Peek, of record in Book 2808, page 35, said Register's Office.

Taxes for the year 1963 assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 11th day of November, 19 63.

Tom J. Sims Jr.

Bertha Mary Sims

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lester Stone, a Notary Public in and for said County and State, the within named Tom J. Sims, Jr., and wife, Bertha M. Sims

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

the bargainors, with whom I am personally acquainted, and who acknowledged that we executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5 day of November, 19 63.

JUL 5 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Lester Stone
Notary Public.

Commission Expires May 3, 1965

PAID JUL 7 1964 MK

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
Tom J. Sims, Jr., et ux

To
James P. Rakes, et ux

40616

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 7 1 26 PM

NOTE BOOK 109 PAGE 453
RECORDING FEE $ 2.00
DEP. REG. --

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia