WARRANTY DEED

BOOK 3794 PAGE 362

For and in consideration of the sum of ----------$5,950.00---------- ----Five Thousand Nine Hundred Fifty and NO/100---------- *DOLLARS* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Freamon Edward Hudgins and wife, Barbara Ann Hudgins *have bargained and sold, and by these presents do transfer and convey unto the said* Homer Simpkins and wife, Evelyn J. Simpkins, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A parcel of land in the southwest part of Lot No. 20 of Alpine Terrace Subdivision, as shown by a map entered in Book 421, page 131, Register's Office for said County, and more particularly described as follows:

Beginning at a stake in the north margin of Powell Street at its intersection with the east margin of Alpine Avenue, running thence with said Avenue in a northerly direction 50 feet to a stake; thence at right angles with said Avenue in an easterly direction 175 feet to a stake in the west margin of a 15-foot alley; thence with said alley in a southerly direction 50 feet to a stake marking a bend in the alley; thence with said alley in a direct southerly direction 65 feet to a stake in the north margin of Powell Street; thence with said Street in a westerly direction 163 feet to the point of beginning.

Being the same real property conveyed to Freamon Edward Hudgins by deed from Ben West, dated August 5, 1953, and recorded in book 2155, page 619, 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 said Homer Simpkins and wife, Evelyn J. Simpkins, their *heirs and assigns, forever.*

And we *do covenant with the said* Homer Simpkins and wife, Evelyn J. Simpkins, *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 for currant 1964 taxes, which are pro-rated this date and assumed by the grantees herein.

And we, Freamon Edward Hudgins and wife, Barbara Ann Hudgins, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Homer Simpkins and wife, Evelyn J. Simpkins, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 25th *day of* July, 1964, *the ~~corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on~~ said day and date.*

Freamon Edward Hudgins

Barbara Ann Hudgins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A.J. Hunt, *a Notary Public in and for said County and State,* Freamon Edward Hudgins and wife, Barbara Ann Hudgins,

*the within named 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* 25th *day of* July, *19*64.

J.A. Hunt, *Notary Public*

Commission expires February 18, 1968

STATE OF.....
COUNTY OF.....

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

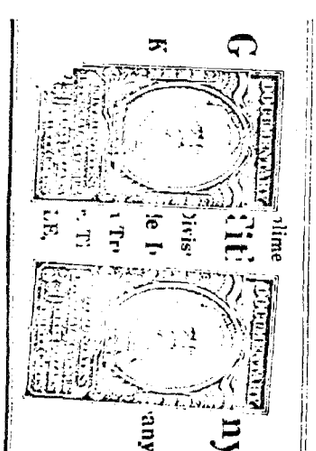
Before me, ...*, a Notary Public of the State and County aforesaid, personally appeared.....,*
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....,
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 93
PROBATE $ 1.50
TOTAL $ 94.43
JUL 27 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 27 1964



43363

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 27 12 16 PM '64

NOTE 109 PAGE 578
RECORDING FEE 2.00
DEP. REG. MM

A. J. Hunt Realty Company
AGENT

WARRANTY DEED

FROM
Freamon Edward Hudgins

TO
Homer Simpkins, et ux