WARRANTY DEED

BOOK 3807 PAGE 571

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the ~~MONEY~~ love and affection I have for my son, John Molton Simpkins, ~~DOLLARS~~

I, Susie Manilla Tidwell Simpkins, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said John Molton Simpkins, his *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 Civil District of said County and State, located on the south side of Old Hydes Ferry Pike in the west end of Scottsboro, Tennessee, described according to a survey made by C. J. Carney, Surveyor, August 17, 1964, as follows: Beginning at a point in the center of Old Hydes Ferry Pike, said point being the northwest corner of the property conveyed to Tyler C. Mills and wife, Mary Nell Mills, by deed from Frank Molton Simpkins and wife, of record in book 2741, page 345, Register's Office for said County; thence with said Simpkins' western boundary line, south 25° east 180 feet; thence south 65° west 230 feet to the center of a branch; thence with the center of said branch, north 25° west 240 feet to the center of Old Hydes Ferry Pike; thence with the same, north 72° east 134 feet, north 88° east 107.4 feet to the beginning.
Being part of the real property conveyed to Frank Molton Simpkins and wife, Susie Manilla Tidwell Simpkins, by deed from Marguerite Lucille Taylor et al, of record in book 1279, page 119, said Register's Office, the said Frank Molton Simpkins having since died.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Molton Simpkins, his *heirs and assigns, forever.*

And I *do covenant with the said* John Molton 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 *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Molton Simpkins, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* August, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Susie Manilla Tidwell Simpkins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. B. Smith, Jr., a Notary Public in and for said County and State, Susie Manilla Tidwell Simpkins,

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1964.

E. B. Smith, Jr.
Notary Public

Commission expires 2-9-65

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

PAID SEP 1 1964
C7

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

SEP 1 1964

STATE TAX $ 1.50
PROBATE 50
TOTAL $ 2.00

WARRANTY DEED

FROM
Susie Manilla Tidwell Simpkins

TO
John Molton Simpkins

48654

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 1 3 04 PM '64

NOTED: BOOK 109 PAGE 479
RECORDING FEE $ 2.00
DEP. REC. 2

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE