New Owners: Herbert Simonds and wife, Willie Ruth Simonds
Address: 197 Willow Street
Gulfport, Mississippi

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WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11 D 26945
SEND TAX NOTICES TO: Murphree Mortgage Company, 226 Third Ave. N.
ADDRESS: P. O. Box 3107, Nashville, Tennessee 37201

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness evidenced by a promissory note, dated October 8, 1954, in the original principal amount of $9,250.00, payable to Murphree Mortgage Company in monthly installments of $51.42 each, including principal and interest at the rate of 4½% per annum, beginning November 1, 1954, with balance due October 1, 1979, and secured by a deed of trust executed by Leland Tolbert Hollows and wife, to John W. Murphree, Trustee, of record in Book 2348, page 53, Register's Office for Davidson County, Tennessee, with said indebtedness being assigned to East River Savings Bank by instrument of record in Book 2355, page 74, said Register's Office; which said unpaid balance the said grantees do hereby agree to assume and promise to pay,

WE, W. C. FORTNER AND WIFE, SARA F. FORTNER, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto HERBERT SIMONDS AND WIFE, WILLIE RUTH SIMONDS, herein called the grantees, their heirs and assigns, 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. 63 on the Plan of Rainbow Terrace, Section V, of record in Book 2133, page 72, Register's Office for said County.

Said Lot No. 63 fronts 115 feet on the east side of Randy Road and runs back 344.3 feet on the north line and 345.2 feet on the south line, to a dead line, measuring 115 feet thereon.

Being the same property conveyed to W. C. Fortner and wife, Sara F. Fortner, by deed from George E. White and wife, Marie R. White, of record in Book 2734, page 337, Register's Office for Davidson County, Tennessee.

This is improved property, known as 109 Randy Road, Madison, Tennessee.

This conveyance is made subject to restrictions of record in Book 2092, page 568, said Register's Office, which were made applicable to the above described property by instrument of record in Book 2201, page 631, said Register's Office; a 40-foot set-back line from Randy Road and a 10-foot easement for utilities along the rear line of said lot, as shown on the plan of record in Book 2133, page 72, 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 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, except as stated herein.

And we, the said grantors, 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.

Witness our hands this 10 day of June, 1965



W C Fortner
W. C. Fortner

Sara F. Fortner
Sara F. Fortner

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. C. Fortner and wife, Sara F. Fortner,

the bargainor, 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 Madison, Tennessee, this 10th day of June, 1965.

Rose Caldwell, Notary Public

Commission Expires 10-20-1965

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges 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

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

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Assumed 7650 -
1148 + 50¢ Fee = 11.98

WARRANTY DEED

FROM

W. C. FORTNER ET UX

TO

HERBERT SIMONDS ET UX

STATE TAX $ 11.48
PROBATE .50
TOTAL $ 11.98

JUN 15 1965

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

PAID JUN 15 1965

CT

84855

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 15 1 39 PM '65

NOTED: BOOK 111 PAGE 765
RECORDING FEE $ 2.00
DEP. REG. X

Madison Title Company
MADISON, TENNESSEE