BK 3708

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	(NAME)	14D-1575
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----------Ten and No/100----------
----------($10.00)---------- DOLLARS
cash in hand paid by Hans A. Steinmuss and wife, Jo Ann Steinmuss,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Clyde G. England and wife, Laura S. England,

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: Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey made Jan. 20,1964, by C. J. Carney, Surveyor, as follows:

Beginning at a point in the centerline of Simpkins Road, 27 feet southeast of the intersection of Spring Branch Road; thence with the centerline of Simpkins Road, South 44° East 235 feet to a stake; thence South 45° 30' West 400 feet to an iron pin in Davis line; thence with Davis line, North 59° 50' West 312 feet to an iron pin; thence North 53° East 488 feet to the point of beginning, containing 2.69 acres, more or less.

Being part of the property conveyed to Clyde G. England and wife, Laura S. England, by deed from Helen W. Liebhart, et al, as of record in Book 2992, page 614, and by deed of correction of record in Book 3182, page 579, both in said Register's Office.

First Federal Savings and Loan Association of Nashville joins in the execution of this instrument for the sole purpose of releasing the property herein conveyed from the lien of its deed of trust of record in Book 3408, page 63, Register's Office for Davidson County, Tennessee, but no further or otherwise.

This is unimproved [X] improved [ ] property, known as Rt. 1, Simpkins Rd., Whites Creek, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 unincumbered, 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 hand this 7th day of February, 1964.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
OF NASHVILLE
By J. S. Johnson, Jr., Vice President
Margie J. Wilkerson, Secretary

Clyde G. England
Laura S. England

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Leslie E. Kowell Jr., a Notary Public in and for said County and State, the within named Clyde G. England and wife, Laura S. England, 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 7th day of February, 1964.

APR 10 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires ---------- Notary Public Leslie E. Kowell Jr.

PG 5