WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged--- ---------- DOLLARS

W. L. Bainbridge Company has bargained and sold, and by these presents do transfer and convey unto the said Robert W. Simms and wife, Barbara Ann P. Simms 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. 14 on the Plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for said County.

Said Lot No. 14 fronts 62.5 feet on the southwesterly side of Sam Boney Drive and extends back 164.4 feet on the southeasterly line and 166.9 feet on the northwesterly line to a dead line in the rear, measuring 62.5 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge Co., a Partnership, by deed from William James Potts, et als, of record in Book 3181, Page 474, Register's Office for said County.

This property is improved and known as 3819 Sam Boney Drive,

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert W. Simms and wife, Barbara Ann P. Simms their heirs and assigns, forever.

And it do covenant with the said Robert W. Simms and wife, Barbara Ann P. Simms that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. L. Bainbridge Company do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Robert W. Simms and wife, Barbara Ann P. Simms their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this instrument to be executed by a partner, duly authorized by an Instrument of record in Book 3232, Page 384, R.O.D.C., Tennessee this 16 day of April, 1964.

W. L. BAINBRIDGE COMPANY

BY: [illegible]

A Partner

STATE OF TENNESSEE
Davidson County

BOOK 3802 PAGE 319

Personally appeared before me, Joan J. Chandler, a Notary Public in and for said County and State, the within named W. L. Bainbridge III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of April 19 64

Commission expires 7-20-66

Joan J. Chandler
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

WARRANTY DEED

FROM

W. L. BAINBRIDGE COMPANY

TO

ROBERT W. SIMMS AND WIFE

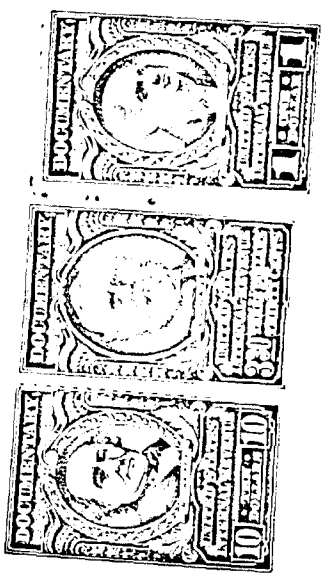
BARBARA ANN P. SIMMS

46536

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 17 2 59 PM '64

NOTE: BOOK 22 PAGE 223
RECORDING FEE $ 3.25
DEP. REG. _____



STATE TAX $ 19.25
PROBATE .50
TOTAL $ 19.75

AUG 17 1964

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

PAID AUG 17 1964
CT