This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg,. Nashville, Tenn.

WARRANTY DEED

BOOK 3918 PAGE 612

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Dayton (NAME:)	[illegible] (NAME:)	MAP. 59-14
Ringold Drive (STREET ADDRESS OR ROUTE NUMBER)	1514 [illegible] (STREET ADDRESS)	PAR 112
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	[illegible] (CITY) (ZONE) (STATE)	MS

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

cash in hand paid by CARL DAYTON and wife, LOLA T. DAYTON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, William O. Simpkins and wife, Doreene D. Simpkins,

have bargained and sold, and by these presents do transfer and convey unto the said Carl Dayton and wife, Lola T. Dayton, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 47 on the Plan of Haynes Manor, Section 1 as of record in Book 3600, page 85, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Boatner Drive at the common front corner of Lots Nos. 47 and 48; thence with the line between said lots northeasterly 118.1 feet to a concrete monument at the common corners of Lots 47, 48 and 59; thence in a southeastwardly direction along the line between Lots 47 and 59; 115.9 feet to a point in the northwesterly margin of Ringgold Drive; thence along the margin of said Drive in a southwestwardly direction 64.01 feet to a concrete monument; thence around a curve to the right, said curve having an angle of 85° 43' a radius of 25 feet, and a length of 37.4 feet to a concrete monument in the northeasterly margin of Boatner Drive; thence along the margin of said Drive in a northwestwardly direction 75 feet to the point of beginning.

Being the same property conveyed to William O. Simpkins, by deed from Colony Homes, Inc., of record in Book 3866, page 253, Register's Office for Davidson County, Tennessee.

Conveyance of this property is made subject to restrictive covenants of record in Book 3829, page 720, as amended in Book 3840, page 404, said Register's Office, and the plan of record in Book 3600, page 85, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Boatner Drive, and a 15 foot minimum building setback line from

Ringgold Drive, and an easement for public utility purposes across the northernmost corner of said lot, and a 3 x 20 utility anchor easement located at the concrete marker on Boatner Drive.

This is { unimproved / improved } property, known as Ringgold Drive (House Number) (Street) Nashville 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 Carl Dayton and wife, Lola T. Dayton, their *heirs and assigns, forever.*

And we *do covenant with the said* Carl Dayton and wife, Lola T. Dayton, *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 current taxes.

And we, William O. Simpkins and wife, Doreene D. Simpkins, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carl Dayton and wife, Lola T. Dayton, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand*s *this* ~~29th~~ 30th *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William O. Simpkins
WILLIAM O. SIMPKINS

Doreene D. Simpkins
DOREENE D. SIMPKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, *a Notary Public in and for said County and State, the within named* William O. Simpkins and wife, Doreene D. Simpkins

*the 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* 26th *day of* July, *19* 65

Richard D. Sweeney, *Notary Public.*

Commission Expires July 22, 1967

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

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

the 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 .....

Quitclaim Deed

WARRANTY DEED

FROM

WILLIAM O. SIMPKINS and wife,

DOREENE D. SIMPKINS

TO

CARL DAYTON and wife, IOLA

T. DAYTON

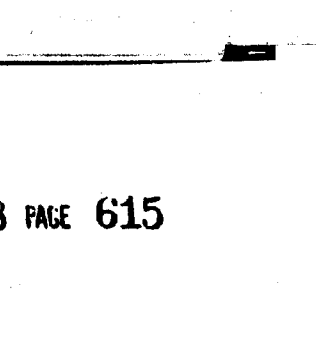
91285

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 4 03 PM '65

NOTED: BOOK 110 PAGE 161
RECORDING FEE $ 2.00
DEP. REG. C

Compliments of
Guaranty Title Company
A Division of
Kansas City



STATE TAX $ 21.75
PROBATE 50
TOTAL $ 23.25

AUG 2 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 2 - 1965