BOOK 3963 PAGE 87

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hyluson S. Hawkins, Jr. (NAME:)	Advance Mortgage Corporation (NAME:)	59-14 MAP
766 Ringgold Drive (STREET ADDRESS OR ROUTE NUMBER)	First National Building (STREET ADDRESS)	113 Par
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Detroit, Michigan (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Hyluson S. Hawkins, Jr., and wife, Frances Hawkins, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William O. Simpkins and wife, Doreene D. Simpkins hereinafter called 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 Davidson County, Tennessee, being Lot No. 59 on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for said County.

Said Lot No. 59 fronts 65.0 feet on the northerly side of Ringgold Drive and extends back 155.0 feet on the easterly line and 115.9 feet on the westerly line to a dead line in the rear on which it measures 79.2 feet.

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.

This instrument prepared by J. J. Foley, Jr., Attorney
105 Stahlman Building
Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as 766 Ringgold Drive (House Number) Nashville, Tennessee (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 unencumbered, 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. Wherever 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 hands this the 24th day of November, 19 65

William O. Simpkins

Doreene D. Simpkins

STATE TAX $ 72.25
PROBATE .50
TOTAL $ 72.75

NOV 29 1965
PAID NOV 29 1965
R. E. COMM.
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Ann Smith, 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 24th day of November, 19 65

Commission expires April 25, 1967

Jo Ann Smith
Notary Public

WARRANTY DEED

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

TO Hyluson S. Hawkins, Jr., and wife, Frances Hawkins

0 8 2

FELIX Z. HARGROVE
DAVIDSON COUNTY
STATE

Nov 29 1965

RECORDED

DEP. REG.

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

13,700 sq ft

Parcel No. 113 on Tax Map 59-14
766 Ringgold Drive
Nashville, Tennessee