BOOK 3975 PAGE 69

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Simms (NAME)	Guaranty Mortgage Company, (NAME)	F.H. 10885
Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street, (STREET ADDRESS)	Map 144-11
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville 3, Tennessee (CITY) (ZONE) (STATE)	Par. 8

For and in Consideration of the sum of TEN & NO/100 ---------- *DOLLARS*

cash in hand paid by William G. Simms and wife, Mary Driver Simms, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

ESTES-TAYLOR COMPANY, a corporation, has

have bargained and sold, and by these presents do transfer and convey unto the said William G. Simms and wife, Mary Driver Simms *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. 2 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, pages 30 and 31, Register's Office for said County.
Said Lot No. 2 fronts 262 feet on the southeasterly side of Hillsboro Pike and runs back 271.4 feet on the northeasterly line and 425 feet on the southwesterly line, to a dead line in the rear on which it measures 302 feet.

Being the same property conveyed to Estes-Taylor Company, by deed from Hillsboro Park, Inc., as of record in Book 3940, Page 749, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement and set-back line shown on Owner's Certificate.

Restrictions of record in Book 2435, page 237, as amended by instrument recorded in Book 2603, page 440, Register's Office for Davidson County, Tennessee.

This deed prepared by: Goodpasture, Carpenter, Woods & Courtney
AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE

This is improved ( ) property, known as Hillsboro Road (House Number) (Street) P. O. Address: Nashville, Tennessee (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 William G. Simms and wife, Mary Driver Simms, their *heirs and assigns, forever.*

And Grantor does *covenant with the said* William G. Simms and wife, Mary Driver 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.*

HILLSBORO PARK, INC., joins in this conveyance for the sole purpose of giving its consent thereto.

And Estes-Taylor Company, a corporation, does *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* William G. Simms and wife, Mary Driver Simms, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 4th *day of* ~~December~~ Jan., *19* 66., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ESTES-TAYLOR COMPANY

By J. Frank Estes
President

ATTEST:

Jean Amos
Secretary.

HILLSBORO PARK, INC.

By J. N. McNair
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Jean Arnaud, a Notary Public of the State and County aforesaid, personally appeared J. Frank Estes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the ESTES-TAYLOR COMPANY, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, this 3 day of ~~December~~ Jan, 19~~65~~ 66.

Mrs Jean Arnaud
Notary Public

Commission Expires MY COMMISSION EXPIRES MAY 3, 1969

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

Before me, Jean Conard, a Notary Public of the State and County aforesaid, personally appeared, F. N. McNeill, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Hillsboro Park, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of ~~December, 1965~~ Jan 1966.

Mrs Jean Conard
Notary Public

My comm. expires: MY COMMISSION EXPIRES MAY 3, 1969

MRS. JEAN CONARD NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED

FROM
ESTES-TAYLOR COMPANY

TO
WILLIAM G. SIMMS, ET UX

GUARANTY MORTGAGE CO. OF NASHVILLE

12704

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JAN 5 12 15 PM '66

NOTES. BOOK 113 PAGE 284
RECORDING FEE $ 2.25
DEP. REG. 2

DOCUMENTARY

STATE TAX $ 5.50
PROBATE .50
TOTAL $ 6.00

JAN 5 1966

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

PAID JAN 5 - 1966