THIS INSTRUMENT WAS PREPARED BY

J. E. Southwood

NEW OWN -
Howard G. Hibbett
5141 Wanda Dr.
Nash, Tenn.

SAME

WARRANTY DEED

Map 95-10
Par 67 3Dmp

BOOK 4009 PAGE 333

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

and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption of a mortgage as evidenced of record in Book 2578, Page 303, Register's Office, Davidson County, Tennessee.

We, DONALD WALKER SIMPKINS AND WIFE, MARTHA ANN SIMPKINS *have bargained and sold, and by these presents do transfer and convey unto the said* HOWARD GORDON HIBBETT AND WIFE, ESSIE ELZIE HIBBETT HIS *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. 133 on the Plan of Elm Hill Acres, Section II, as of record in Book 2331, Page 68, Register's Office for said County.

BEGINNING at a point in the westerly margin of Wanda Drive, the common corner of Lots 132 and 133; thence in a westerly direction along the line between said Lots 143 feet to a point; thence in a northerly direction 140.6 feet to a point in the southerly margin of Snook Drive; thence in an easterly direction along the margin of said Drive 130.07 feet to a point; thence in a southeasterly direction around a curve 31.78 feet to a point in the westerly margin of Wanda Drive; thence in a southerly direction along said margin 104.94 feet to the point of beginning.

BEING the same property conveyed to Max Nidiffer Cunningham and wife, Mary Phyllis Cunningham, by deed from Sam Zeitlin and wife, Janice P. Zeitlin of record in Book 2603, Page 459, Register's Office for Davidson County, Tennessee.

And also, being the same property conveyed to Donald Walker Simpkins and wife, Martha Ann Simpkins, by deed from Max Nidiffer Cunningham and wife, Mary Phyllis Cunningham of record in Book 2957, page 465, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HOWARD GORDON HIBBETT AND WIFE, ESSIE ELZIE HIBBETT HIS *heirs and assigns, forever.*

And we *do covenant with the said* HOWARD GORDON HIBBETT AND WIFE, ESSIE ELZIE HIBBETT *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 as indicated before in this instrument.

And we, DONALD WALKER SIMPKINS AND WIFE, MARTHA ANN 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* HOWARD GORDON HIBBETT HIS *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness OUR *hands this* 22nd *day of* April, *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.*

Donald Walker Simpkins

Martha Ann Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. N. Kepler, *a Notary Public in and for said County and State, the within named* DONALD WALKER SIMPKINS AND WIFE, MARTHA ANN 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* 22nd *day of* April, *19* 66.

E. N. Kepler, *Notary Public.*

Commission Expires APRIL 26, 1968

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 .....

b 11700

b 4 400 00

Return to:
THIRD NATIONAL BANK

WARRANTY DEED

FROM

DONALD WALKER SIMPKINS AND WIFE,

MARTHA ANN SIMPKINS

TO

HOWARD GORDON HIBBETT AND WIFE,

ESSIE ELZIE HIBBETT

STATE TAX $ 17.55
PROBATE 50
TOTAL $ 18.05

APR 22 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID APR 22 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 22 3 28 PM '66

RECORDING FEE $ 2.00

DEP. REG.

25657

BOOK 4009 PAGE 336

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE