This instrument prepared by A. Braden Floyd, Jr., Attorney
5333 Charlotte Avenue,
Nashville, Tennessee

BOOK 4085 PAGE 335

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard W. Simmons Et Ux (NAME:)	Guaranty Mortgage Company (NAME:)	Map. 90-11
633 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union St. (STREET ADDRESS)	Par. 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pw

For and in Consideration of the sum of - - - - - - - - ($10.00) - - - - - -

- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption of an unpaid balance of a mortgage to Guaranty Mortgage Company in the original principal amount of $14,750.00 of record in Book 3865, page 120, said Register's Office.

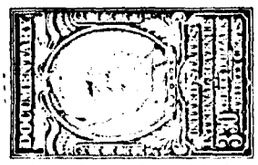
We, Emil P. Wanke and wife, Theresa A. Wanke **have bargained and sold, and by these presents do transfer and convey unto the said** Leonard W. Simmons and wife, Pauline M. Simmons

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. 634 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for said County.

SAID Lot No. 634 fronts 72 feet on thw westerly side of River Rouge Drive and runs back between parallel lines, 240 feet, to the surveyed base line on which it measures 72 feet and continues westerly 25 feet, more or less, on the northerly side and 40 feet, more or less, on the southerly side to the line marking the edge of water, June 1959, on which it measures 74 feet more or less.

BEING the same property conveyed to Emil P. Wanke and wife, Theresa A. Wanke by deed from J. Douglas Wright and J. Douglas Wright, Jr., of record in Book 3865, page 119, Register's Office for Davidson County, Tennessee.



known as 633 (House Number) River Rouge Drive (Street) Nashville, Tenn. (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 Leonard W. Simmons and wife, Pauline M. Simmons

their **heirs and assigns, forever.**

And we **do covenant with the said** Leonard W. Simmons and wife, Pauline M. Simmons **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.**

And Emil P. Wanke and wife, Theresa A. Wanke

do further covenant and bind themselves, their **heirs and representatives, to warrant and forever defend the title to the said land to the said** Leonard W. Simmons and Pauline M. Simmons

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** first **day of** September, **19** 59.

Leonard W. Simmons

Pauline M. Simmons

X Emil P. Wanke

X Theresa A. Wanke

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Emil P. Wanke and wife, Theresa A. Wanke

the bargainors, 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 _____, Tennessee, this ____ day of _____ 19__.

Commission expires 9/11/61

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Legibility of writing in This Document Unsatisfactory When Received

WARRANTY DEED

FROM

EMIL P. WANKE AND WIFE,

THERESA A. WANKE

TO

LEONARD W. SIMMONS AND

WIFE, PAULINE M. SIMMONS

54023

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 12 10 56 AM '66

NOTE BOOK 115 PAGE 463
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

10.9cc.

PAID DEC 12 1966

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

DEC 12 1966

STATE TAX $ 25.25
PROBATE 50
TOTAL $ 25.75