BOOK 4109 PAGE 4

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Simester (NAME:)	Ralph E. Simester (NAME:)	Map 104-15
2712 Westwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	2712 Westwood Avenue (STREET ADDRESS)	Par. 299
Nashville, Tennessee 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37212 (CITY) (ZONE) (STATE)	24 N

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Ralph E. Simester,

hereinafter called the GRANTEE~~X~~ and other good and valuable considerations, the receipt of which is hereby acknowledged, ~~we~~ I, Edith Winifred Roeder (formerly Edith Winifred Simester),
hereinafter called the GRANTOR~~S~~, 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:

An undivided one-third interest in the following described real estate:
Situate in Davidson County, Tennessee, being the Easterly 50 feet of the Westerly one-half of the Southerly one-half of Lot No. 34 on the plan of Belair, as of record in Book 332, page 6, Register's Office for said County. Said part of Lot No. 34 fronts 50 feet on the Northerly side of Westwood Avenue and runs back between parallel lines, 192 feet to a dead line.

Being the same premises conveyed to Edith Winifred Roeder (formerly Edith Winifred Simester) from Winifred S. Nicholas, a widow and unmarried, dated April 6, 1951, recorded in Vol. 1971, page 595, Deed Records of Davidson County, Tennessee, and being the same property of which an undivided two-thirds interest was conveyed to Grantee and Elsie Garden by Grantor by deed of record in Book 3309, page 523, R.O.D.C., Tennessee.

This is ~~unimproved ( )~~ improved (X) property, known as 2712 Westwood Avenue, Nashville, Tennessee 37212
(House Number) (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 20th day of February, 19 67.

Edith Winifred Roeder

STATE TAX $ 2.35
PROBATE .50
TOTAL $ 2.85

PAID MAR 8 1967

THIS INSTRUMENT PREPARED BY
WILLIAM N. DEARBORN, Attorney
400 Commerce Union Bank Building
Nashville, Tennessee

STATE OF TENNESSEE
Davidson County

MAR 8 1967
R. E. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, Frances L. Johnson, a Notary Public in and for said County and State, the within named ~~Bargainor~~ Edith Winifred Roeder
the bargainor, ~~~~, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Vancouver, Washington, ~~Tennessee~~, this 20th day of February, 19 67.

Commission expires August 21, 1968

Frances L. Johnson
Notary Public

WARRANTY DEED
FROM
EDITH WINIFRED ROEDER
TO
RALPH E. SIMESTER

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

63261

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 8 11 31 AM '67
NOTED: BOOK 116 PAGE 32
RECORDING FEE $ 2.00
DEP. REG. ____