This instrument was prepared by
David C. Rutherford, Attorney
Nashville Bank & Trust Building
Nashville, Tennessee

Mail deed to 216 Windmont Circle

WARRANTY DEED

BOOK 4120 PAGE 763

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. D. Lawrence, Sr., and wife, Mary C. Lawrence	L. D. Lawrence, Sr.	Parcel No.
(NAME)	(NAME)	
2613 W. Linden Avenue	2613 W. Linden Avenue	24W-10515
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

TEN AND NO/100 *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, I. C. Simpkins and wife, Dorothy S. Simpkins

have bargained and sold, and by these presents do transfer and convey unto the said L. D. Lawrence, Sr., and wife, Mary C. Lawrence, 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 the easterly 50 feet of the westerly 100 feet of the northerly 192 feet of lot No. 36 on the Plan of Belair, as of record in book 332, page 6, Register's Office for said County.

Said part of lot No. 36 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 192 feet to a dead line.

Being the same real property conveyed to I. C. Simpkins and wife, Dorothy S. Simpkins, by deed from Thomas L. Eastin and wife, of record in book 4037, page 571, said Register's Office.

This conveyance is made subject to easement for sewers Nos. 287-A and 298-A as shown on plans in the Office of the Board of Public Works of the Metropolitan Government of Nashville and Davidson County, Tennessee, and easement granted by Minnie D. Hooper and husband, to the City of Nashville of record in book 753, page 380, Register's Office for Davidson County, Tennessee for a sewer main.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 L. D. Lawrence, Sr., and wife, Mary C. Lawrence, their *heirs and assigns, forever.*

And we *do covenant with the said* L. D. Lawrence, Sr., and wife, Mary C. Lawrence, *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 for the 1967 taxes, which have been pro-rated and assumed by the grantees herein.

And we, I. C. Simpkins and wife, Dorothy S. 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* L. D. Lawrence, Sr., and wife, Mary C. Lawrence, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* April, *19* 67.

I. C. Simpkins
Dorothy S. Simpkins

DOCUMENTARY 10 DOCUMENTARY 5 DOCUMENTARY 40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George Niederhauser, a Notary Public in and for said County and State, I. C. Simpkins and Dorothy S. Simpkins the within named 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 10th day of April, 19 67.

George Niederhauser Notary Public

Commission expires January 18, 1971

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.....

S. $15.40 $11,000.00

WARRANTY DEED

FROM
I. C. Simpkins et ux
TO
L. D. Lawrence, Sr. et ux

File: Union Trust Co. box.

67050

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 14 1 25 PM '67

NOTED BOOK 116 PAGE 236
RECORDING FEE $ 2.00
DEP. REG. C

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

APR 14 1967

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

PAID APR 14 1967