WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

BOOK 4154 PAGE 625

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel R. Sims, Jr. (NAME:)	Noel-Palmer Mortgage Company (NAME:)	Map 71-16
1350 Rosedale Avenue (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Par. 405
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration receipt of which is hereby acknowledged - - - - - - - - - - - - - - - **DOLLARS**

W. L. Bainbridge Company has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Samuel R. Sims, Jr. and wife, Bernice K. Sims

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. 1 on the Plan of Joy Gardens, Section II, as of record in Plan Book 3842, page 108, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the west margin of Rosedale Avenue, the common front corner of Lots. Nos. 1 and 2 on said Plan; thence S. 6 degrees 50 minutes W. 57 feet to a point; thence N. 88 degrees 33 minutes 30 seconds W. with the margin of an alley, 156 feet to a point; thence S. 48 degrees 19 minutes 03 seconds W. 88.47 feet to a point; thence E. with the line between Lots Nos. 1 and 2, 97.12 feet to the point of beginning.

BEING part of the same property conveyed to W. L. Bainbridge Company, by deed from Excello Homes, Inc., of record in Book 3988, page 173, Register's Office for Davidson County, Tennessee.

This instrument was prepared
By W. L. BAINBRIDGE, III
119 Union St. Nashville, Tenn.

This is improved (XX) unimproved ( ) property, known as 1350 Rosedale Avenue (House Number) (Street) Nashville, Tennessee 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 piural, the plural the singular, and the use of any gender shall be applicable to all genders.

~~Witness my hand this day of 19~~

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this instrument to be executed by a partner, duly authorized by an instrument of record in Book 3832, Page 786, Register's Office for Davidson County, Tennessee, this 14th day of July, 1967.

W. L. BAINBRIDGE COMPANY

BY: W. L. Bainbridge

A Partner



STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jean J. Chandler, a Notary Public in and for said County and State, the within named W. L. Bainbridge III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of July 19 67

Commission expires July 22, 1970

Jean J. Chandler
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

WARRANTY DEED

FROM

W. L. BAINBRIDGE COMPANY

TO

SAMUEL R. SIMS, JR. AND WIFE,

BERNICE K. SIMS

8 0 8 9 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Jul 24 1 05 PM 67

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RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 17.60
PROBATE $ 1.50
TOTAL $ 17.60

JUL 24 1967

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

Paid JUL 24 1967

Tides - Property Co. to Price #11 60000