This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 197808

BOOK 4155 PAGE 633
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map.105-5 Par. 26 pw	Mr/Mrs James Henry Sims	Fidelity Federal S & L Assn. Fourth and Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 22W-18055	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1224 15th Avenue, South	LOAN OR ACCOUNT NO. L-17,547
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOSEPH E. SCALES and wife, HELENA SCALES,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES HENRY SIMS and wife, NANCY C. SIMS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 and the north 20 feet of Lot No. 9 on the Map of the Subdivision of Lot No. 27 of the O. B. Hayes Rokeby Plan, of Lots, of record in Book 421, page 22.

Said lot and part of said lot front 50 feet on the easterly side of 15th Avenue, South, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Joseph E. Scales and wife, Helena Scales, by deed from Lillian A. Cotten, unmarried, as of record in Book 1728, page 451.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1967 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of July, 1967.

Helena Scales
Helena Scales

Joseph E. Scales
Joseph E. Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4155 PAGE 634

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph E. Scales and wife, Helena Scales,

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, the 25th day of July, 19 67.

Helen D. Scott
Notary Public

My commission expires: May 10, 1971

STATE OF _____
COUNTY OF _____

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

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF:hs

FROM
JOSEPH E. SCALES and wife

TO
JAMES HENRY SIMS and wife

81317

81317
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 26 10 35 AM '67
NOTED: BOOK 117 PAGE 3
RECORDING FEE $ 2.50
DEP. REG. 1.00

L17347 ($11,250.00)

13.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

RECORDED JUL 26 1967
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. MORRALL

STATE TAX $ 1.50
PROBATE
TOTAL $ 2.50