TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO Book 4159 Page 437	MAP-PARCEL NUMBERS
Joseph N. Simmons (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	
237 Hickory Street (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	Map 43 13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 340

For and in consideration of the sum of Ten ($10.00) ---------- DOLLARS

and other valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 3874, page 354, Register's Office for Davidson County, Tennessee, We, CHARLES W. GANN AND WIFE, SHARON R. GANN

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH N. SIMMONS AND WIFE, CLARA M. SIMMONS, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 10 of Block E on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

SAID Lot fronts 50 feet on the north side of Hickory Street, formerly Oak Street and runs back between lines, 131.7 feet on the west line and 131.1 feet on the east line to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Charles W. Gann and wife, Sharon R. Gann by deed from O. D. Pennington and wife, Juanita S. Pennington, of record in Book 4096, page 100, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 237 Hickory Street, Nashville, Tennessee (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.

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.

Witness our hands this 15 day of July, 1967

X Charles W. Gann
Charles W. Gann

X Sharon R. Gann
Sharon R. Gann

STATE TAX $ 11 85
PROBATE 50
TOTAL $ 12 35

PAID AUG 7 1967

THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS JR., ATTORNEY
601 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201
FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ALBERT H. EASTON, a Notary Public in and for said County and State, the within named Charles W. Gann and wife, Sharon R. Gann

COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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 Nashville, Tennessee, this 15 day of July, 1967

Commission expires 3 Sept 1968 Notary Public Albert H. Easton

TENNESSEE TITLE COMPANY

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NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1006 - MESSEY

DOCUMENTARY 55 55

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 7 4 20 PM '67

NOTE BOOK 117 PAGE 81
RECORDING FEE $ 3.00
DEP. REG. ---

FROM CHARLES W. GANN ET UX

To JOSEPH N. SIMMONS ET UX

Warranty Deed

B 3960 Bk 9