Address new owners:
Homer S. Simpkins etux
2500 Alpine Avenue
Nashville, Tennessee

Send Tax Bills to:
L. A. Newman & Co., Inc.
L&C Tower
Nashville, Tenn. 37219

Map Parcel NO:
Map 70-9
Par. 105

WARRANTY DEED BOOK 4162 PAGE 663

This instrument prepared by:
L. A. Newman & Company, Inc.
17th Floor L&C Tower
Nashville, Tennessee 37219

Ltr to Jim Gilbert & Hall, attorneys

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entirety.

We, Ada Louise Simpkins Terry, Allie Mai Simpkins Vandygriff, Ozella Ann Simpkins Carpenter, Joseph Ray Simpkins, and Homer S. Simpkins, Heirs-at-Law of Lena F. Simpkins have bargained and sold, and by these presents do hereby transfer and convey unto Billy C. Donnell, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of lot No. 4 on the Map of Bordeauxmont, not of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey therof made by Hickerson-Miller, Engineers-Surveyors, November 6, 1958, as follows: Beginning at an iron pin set in the southeast corner of the intersection of Curtis Street and Alpine Avenue, the northwest corner of said lot No. 4; thence with the easterly margin of Alpine Avenue, south 30° west 150 feet to an iron pin; thence south 59° 30' east 50 feet to an iron pin; thence north 30° east 150 feet to an iron pin set in the southerly margin of Curtis Street; thence with the southerly margin of the same, north 59° 30' west 50 feet to the point of beginning. Beign the same real property conveyed to Odie L. Simpkins and wife, Lena F. Simpkins, by deed from Charles Weir and wife, of record in book 2856, page 449, Register's Office for said County, the said Odie L. Simpkins and wife, Lena F. Simpkins, both having since died.

This property is improved and known as 3115 Curtis Street, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Billy C. Donnell, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Ada Louise Simpkins Terry, Allie Mai Simpkins Vandygriff, Ozella Ann Simpkins Carpenter, Joseph Ray Simpkins, and Homer S. Simpkins, Heirs-at-Law of Lena F. 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 Billy C. Donnell, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Billy C. Donnell, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Homer S. Simpkins and wife, Evelyn June Andrews Simpkins, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Homer S. Simpkins and wife, Evelyn June Andrews Simpkins, their heirs and assigns, forever.

And I do covenant with the said Homer S. Simpkins and wife, Evelyn June Andrews Simpkins, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Billy C. Donnell, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Homer S. Simpkins and wife, Evelyn June Andrews Simpkins, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of July, 1967.

Ozella Ann Simpkins Carpenter

Joseph Ray Simpkins

Homer S. Simpkins

Ada Louise Simpkins Terry

Allie Mai Simpkins Vandygriff

Billy C. Donnell, Trustee.

BOOK 4162 PAGE 664

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary H. Patterson, a Notary Public in and for said County and State, the within named, Ada Louise Simpkins Terry, Ralph Simpkins, alias Mrs. Ralph Simpkins, Homer S. Simpkins & Billy C. Donnell 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 25th day of July, 1967

Mary H. Patterson
Notary Public.

My commission expires: My Commission Expires Aug. 7, 1968

STATE OF ~~TENNESSEE~~ Michigan (3)
COUNTY OF ~~DAVIDSON~~ Wayne (4)

Personally appeared before me, (5) Ralph Cowling, a Notary Public in and for said County and State, the within named Ada Louise Simpkins Terry, ~~Executrix~~ the bargainor, with whom I am personally acquainted, and who acknowledged that she, ~~as Trustee~~, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Detroit Mich. (6) this AUG 8 1967 day of, 1967

(8) Ralph Cowling
Notary Public.

(9)
My commission expires:

RALPH COWLING
Notary Public, Wayne County, Mich.
My Commission Expires May 18, 1970

Deed

From: Ada Louise Simpkins Terry, etal
to: Billy C. Donnell Trustee.

AND

From: Billy C. Donnell Trustee.
to: Homer S. Simpkins and wife, Evelyn June Andrews Simpkins

Compliments of
Guaranty Title Company
A Division of

L. A. NEWMAN & CO.
REAL ESTATE LOANS INSURANCE
AL 6-0488 NASHVILLE TENN

84494

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

AUG 17 1967

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50

FEE $ 1.00

ELSON II REGISTER
DAVIDSON COUNTY
TENN

Rec'd 17. 3 33 PM '67
Bk 112 PAGE 148
REC'D EB 3.00
DEP'D