This instrument was prepared by: Andrew D. Tanner, Attorney
BOOK 4204 PAGE 696 507 American Trust Building
WARRANTY DEED Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy T. Simmons et ux	Murphree Mortgage Company	GO-6466
(NAME:)	(NAME:)	
204 Cindy Place	226 Third Avenue North	Map 33-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.	Nashville, Tennessee 37201	Par. 36
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*
and other good and valuable considerations paid, the receipt of which are hereby acknowledged, including the assumption by vendees of the unpaid balance due under deed of trust executed by Everett W. Cook and wife, Martha Cook, to L. M. Nelson, Trustee, of record in Book 4171, page 721, said Register's Office, to secure to Murphree Mortgage Company the payment of one note dated September 16, 1967, in the amount of $14,350.00, payable in monthly installments of $86.10 each, we, Everett W. Cook and wife, Martha Cook, *have bargained and sold, and by these presents do transfer and convey unto the said* Jimmy T. Simmons and wife, Micky B. Simmons, 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. 185 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47 to 52, both inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 fronts 87 feet on the easterly side of Cindy Place, as measured around a curve, and extends back 148.7 feet on the southerly line and 173.5 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 114.8 feet.

Being the same property conveyed to Everett W. Cook and wife, Martha Cook, by deed from Jones Lumber Company, Incorporated, of record in Book 4171, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants in Book 3370, page 121, Register's Office for Davidson County, Tennessee.

It is expressly understood and agreed that all the right, title and interest in said escrow account is conveyed to Grantees.

This is unimproved (X) improved property, known as 204 Cindy Place (House Number) (Street), Goodlettsville (P. O. Address:), Tennessee 37072 (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 Jimmy T. Simmons and wife, Micky B. Simmons, their *heirs and assigns, forever.*

And we *do covenant with the said* Jimmy T. Simmons and wife, Micky B. Simmons, *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 deed of trust of record in Book 4171, page 721, which has been assumed by vendees.

And we, Everett W. Cook and wife, Martha Cook, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jimmy T. Simmons and wife, Micky B. Simmons, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 15,521.23

Affiant

Subscribed and sworn to before me, this the 10th day of January, 19 68

Notary Public

My Commission Expires: My Commission Expires Oct. 31, 1971
(Affix Seal)

Everett W. Cook

Martha Cook

BOOK 4204 PAGE 697

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Billy J. Tisdale, *a Notary Public in and for said County and State,* Everett W. Cook and wife, Martha Cook,

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* January, *19* 68

My Commission Expires Oct. 31, 1971 Billy J. Tisdale *Notary Public*

Commission expires.....

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.....

STATE TAX $ 40.30
PROBATE .50
TOTAL $ 40.80

JAN 15 1968

FELIX Z. WILSON, I.
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Mail to: Nixon-Kent Co., 2535 Franklin Road, Nashville, Tennessee 37204

G-141774-ATC

WARRANTY DEED

FROM
EVERETT W. COOK et ux

TO
JIMMY T. SIMMONS et ux

02653

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 15 8 20 AM '68
NOTE BOOK 118 PAGE 123
RECORDING FEE $ 3.00
EP. REG. R

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

415.52, 23