TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary Sweat Simmons (NAME)
2615 Neldia Court (STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO BOOK 4211 PAGE 739
Guaranty Mortgage Company (NAME)
316-318 Union Street (STREET ADDRESS)
Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Parcel 27W 27480
Map 72-10
Par. 209 Pt

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) ---------- DOLLARS
Cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration, the grantees herein assume and agree to pay the remaining unpaid balance of a note dated April 3, 1959, for $9,000.00, payable to Guaranty Mortgage Company, with interest as set out in said note: both principal and interest payable $44.91 monthly, beginning May 1, 1959, and said debt secured by a Deed of Trust of record in Book 2914, page 443, Register's Office for Davidson County, Tennessee.

We, Truman Waddell and wife, Muriel Lorene Waddell,
have bargained and sold, and by these presents do transfer and convey unto the said
Mary Sweat Simmons

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

BEING Lot No. 11 on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 76.68 feet on the easterly side of Neldia Court and runs back 46.9 feet on the northerly line and 90.2 feet on the southerly line to a dead line measuring 119.4 feet thereon.

BEING the same property conveyed to Truman Waddell and wife, Muriel Lorene Waddell by deed from Robert L. Willoughby and wife, Deloris A. Willoughby, of record in Book 4031, page 47, Register's Office for Davidson County, Tennessee.

MAIL TO:

This instrument was prepared by Joel Riggs & Company, 3707 Hillsboro Road, Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as 2615 Neldia Court, 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 13th day of February, 19 68.

Truman Waddell
Truman Waddell

Muriel Lorene Waddell
Muriel Lorene Waddell

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Joel Riggs, a Notary Public in and for said County and State, the within named Truman Waddell and Muriel Lorene Waddell 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 13th day of February, 19 68

JOEL RIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires Oct. 20, 1971 Notary Public Joel Riggs

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
Truman Waddell and wife,

TO
Muriel Lorene Waddell

Mary Sweat Simmons

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1006 - MESSEY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 9,958.04 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary S. Simmons
Affiant

Subscribed and sworn to before me this the 13th Day of February, 1968.

My Commission Expires Oct. 20, 1971

Joel Rugg
Notary Public

STATE TAX $ 26.00
PROBATE .50
TOTAL $ 26.50

FEB 14 1968

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

05789

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 14 10 19 AM '68

NOTED: BOOK 118 PAGE 266
RECORDING FEE $ 3.00
DEP. REG. R