FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,886.09

Anthony Spallone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 28th DAY OF February, 1968

Janet A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-25-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney, 731 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Spallone, et ux (NAME)	Emigrant Savings Bank (NAME)	3D-49106
2405 Dundee Lane (STREET ADDRESS OR ROUTE NUMBER)	51 Chambers Street (STREET ADDRESS)	Map 73-12
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	New York, New York 10007 (CITY) (STATE) (ZIP)	Par 57

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George B. Simmons and wife, Naomi R. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Spallone and wife, Jeanette Spallone

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Lane in Davidson County, Tennessee, being Lot No. 172 on the Plan of Sunset View Subdivision, as of record in Book 2331, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 172 fronts 90 feet on the southerly margin of Dundee Lane and runs back between lines 202 feet on the easterly line and 205.5 feet on the westerly line, which is a broken line, to a dead line, measuring 65 feet thereon.

BEING the same property conveyed to George B. Simmons and wife, Naomi R. Simmons, by deed from James H. Von Boeckman and wife, Edna R. Von Boeckman, as of record in Book 3934, page 849, R.O.D.C., Tennessee, and re-recorded in Book 3945, page 240.

This conveyance is made subject to the unpaid balance of a first mortgage loan executed by George B. Simmons and wife, Naomi R. Simmons, to Percy Wilkins, Jr., Trustee, as of record in Book 3934, page 850, R.O.D.C., Tennessee, securing United Mortgagee Servicing Corp., on an original deed of trust promissory note in the sum of $14,050.00. Buyers assume and agree to pay the balance due on this first mortgage loan. This conveyance includes the balance held in escrow for insurance and taxes held by Emigrant Savings Bank, and the unused portion of the homeowners insurance policy issued by Grange Mutual Casualty Company.

unimproved ( )
This is improved (X) property, known as 2405 (House Number) Dundee Lane (Street) Nashville (P. O. Address) 37214 (City or Town) (Postal Zip)

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. Wherever 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 hand s this 28th day of February, 1968

George B. Simmons

Naomi R. Simmons

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named George B. Simmons, and wife, Naomi R. Simmons

the bargainor R., 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 28th day of February 1968

Commission expires 1-25-69

James A Carney
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
George B. Simmons, et ux

TO
Anthony Spallone, et ux

12996

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 17 11 28 AM '68

NOTE BOOK 118 PAGE 573
RECORDING FEE $ 3.00
DEP. REG. 2

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

File Copy

STATE TAX $ 38.74
PROBATE .50
TOTAL $ 39.24

APR 17 1968

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