BOOK 4233 PAGE 227 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 1968.

Notary Public

MY COMMISSION EXPIRES: 9-23-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY, EDWARD SEDDON, ATTORNEY SUITE 508-315 FOURTH AVE. NORTH NASHVILLE, TENNESSEE 37202

THIS INSTRUMENT WAS PREPARED BY
NAME
ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Sims Et Ux (NAME) | Commerce Union Bank (NAME) | 4D 24174 |
| 645 Des Moines Drive (STREET ADDRESS OR ROUTE NUMBER) | 400 Union Street (STREET ADDRESS) | Map 75-7 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

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, Johnson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Sims and wife, Shirley M. Sims

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:

Being Lot No. 59 on the Plan of Tulip Grove Subdivision, Section II, as of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 92.50 feet on the easterly margin of Des Moines Drive and runs back between lines measuring 267.23 feet on the northerly line and 224.42 feet on the southerly line to a dead line measuring 75.95 feet thereon.

Being part of the same property conveyed to Johnson Homes, Inc. by deed from Miller Kimbrough, Trustee of record in Book 4182, page 721, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as 645 (House Number) Des Moines Drive (Street) Hermitage, Tennessee 37076 (P. O. Address) (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 my hand this 2nd day of May, 1968

JOHNSON HOMES, INC.

A. H. Johnson, Jr.
President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, PATRICIA Bentley, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Johnson Homes, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said A. H. Johnson, Jr. as such President, and attesting the same by the said _____

Witness my hand and official seal at office at Nashville on this the 2nd day of May, 1968.

My commission expires 1-23-72 Patricia Bentley Notary Public

WARRANTY DEED

FROM

JOHNSON HOMES, INC.

TO

JAMES E. SIMS ET UX

15318

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 7 [illegible] 14 AM '68

[illegible] 118 PAGE 699

RECORDING FEE $ 3.00

DEP. REG. _____

STATE TAX $ 51.24
PROBATE .50
TOTAL $ 51.74

MAY 7 1968

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

Attorneys Title Company
Tides Guaranteed

EDWARD DOOH
ATTORNEY AT LAW
SUITE 503-315 FOURTH AVE. NO.
P. O. BOX 2688
NASHVILLE, TENNESSEE 372[illegible]