This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4247 PAGE 855

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANKIE W. SIMMONS et ux	First & Mid-South Mortgage Co.	Map 161-4
(NAME) 307 April Lane	(NAME) 410 Union Street	Pac. 51
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PD

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Frankie W. Simmons and wife, Cheryl J. Simmons and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Howard E. Johnson and wife, Katherine B. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Frankie W. Simmons and wife, Cheryl J. Simmons, their ~~XXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 11 on the plan of April Lane Subdivision, as of record in book 2330, page 132, Register's Office for said County.

SAID Lot No. 11 fronts 70 feet on the south side of April Lane and runs back between lines 197.8 feet on the easterly line and 195.4 feet on the westerly line to a dead line on which it measures 70 feet.

BEING the same property conveyed to Howard E. Johnson and wife, Katherine B. Johnson, by deed from Samuel T. Drake and wife, of record in book 3184, page 239, Register's Office for said County.

CONVEYANCE of this property is made subject to restrictions of record in book 2703, page 283, and of record in book 2708, page 26, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utilities along rear line of premises, 100-foot building setback line from April Lane and conditions of owners certificate as shown on plan of record in book 2330, page 132, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14000.00

Subscribed and sworn to before me, this the 1st day of July 1968

Affiant Frank W. Simmons

My commission expires: May 3, 1970 (Affix Seal)

Notary Public Clyde P. Holland

This is ~~unimproved~~ improved property, known as 307 April Lane (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Frankie W. Simmons and wife, Cheryl J. Simmons, their ~~XXXXX~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for current taxes and as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frankie W. Simmons and wife, Cheryl J. Simmons their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* July, 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.*

Howard E. Johnson
HOWARD E. JOHNSON

Katherine B. Johnson
KATHERINE B. JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Howard E. Johnson and wife, Katherine B. Johnson

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* 1st *day of* July, *19*68

Notary Public

Commission expires 5-3-70

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 .....

WARRANTY DEED

FROM

HOWARD E. JOHNSON et ux

TO

FRANKIE W. SIMMONS et ux

A 0 3 7 0 5

IDENTIF. REFERENCE

JUL 2 8 52 AM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL-28	CONV	14,000.00			
JUL-28	S'TAX		A*	36.40	
JUL-28	PR'FEE		A*	.50	
JUL-28	W'DEED		A*	3.00	* 39.90

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Warfield, Entrekin & Jones
19th Floor - Third Nat'l Bank Bldg.
Nashville, Tenn. 37219