This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Bldg.
Nashville, Tenn.

$5000.00 13.50 3.00 1.65

WARRANTY DEED BOOK 4248 PAGE 318

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Boyd A. Simmons (NAME:)	Same (NAME:)	FH-14296
4115 Lone Oak (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ..... *Dollars,*

cash in hand paid by Boyd A. Simmons and wife, Ethel B. Simmons, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

have this day bargained and sold, and do hereby transfer and convey unto the said Boyd A. Simmons and wife, Ethel B. Simmons, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 115 on the plan of Hillsboro Park, Section 3, as of record in Book 2663 page 94, Register's Office for said County.

Said Lot No. 115 fronts 357.4 feet on the westerly side of Cromwell Drive, and extends back 262.0 feeton the northerly line and 375.9 feet on the southerly line to a dead line measuring 124.7 feet thereon.

Being part of the property conveyed to Estes-Taylor Company, Inc. by deed from Hillsboro Park, Inc., of record in Book 4174, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement recorded in Book 2276, page 402, R.O.D.C. Tennessee;

Easement and condition of owner's certificate shown on plan of record in Book 2663, page 94, R.O.D.C. Tennessee;

Restrictive covenants contained in instrument recorded in Book 2435, page 237, amended by instrument recorded in Book 2603, page 440, and placed on premises by instrument recorded in Book 2855, page 475, 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 $ 5,000.00

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

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Boyd A. Simmons and wife, Ethel B. Simmons, their ..... tor ..... *(successors), heirs and assigns forever.* Gran... *covenant that* it is ... *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 taxes for 1968 Grantor ... *further covenant and bind* s itself, its successors ... *and representatives, to warrant and forever defend the title to said real estate to said* Boyd A. Simmons and wife, Ethel B. Simmons, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand* ..... *this* 1st *day of* April, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. F. Cole, Jr., member of committee, joins in this instrument in order to consent hereto pursuant to terms and conditions contained in instrument of record in Book 4207, page 397, Register's Office for Davidson County, Tennessee.

ATTEST:

Secretary

ESTES-TAYLOR COMPANY

By J. Frank Estes
President

G. F. Cole, Jr.

G.F.Cole, Jr. member of committee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jean Nash, *a Notary Public in and for said County and State,* G. F. Cole, Jr. member of committee

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 1st *day of* ~~April~~ July, *19* 68.

Mrs. Jean Nash, *Notary Public*

Commission expires November 12th 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Jean Nash, *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 1st *day of* ~~April~~ July, *19* 68

Mrs. Jean Nash, *Notary Public*

Commission expires November 12th 1968

Return to:
Estes-Taylor Co.
#407 Stahlman Building
Nashville 37204

JUL-3 68	CONV	*5,000.00			
JUL-3 68	S'TAX		A*	13.00	
JUL-3 68	PR'FEE		A*	.50	
JUL-3 68	W'DEED		A*	3.00	* 16.50

WARRANTY DEED

FROM

Estes-Taylor Company

TO

Boyd A. Simmons, Et Ux

A 0 3 9 1 6

IDENTIF. REFERENCE

JUL 3 9 59 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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