BOOK 4253 PAGE 744

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Howard H. Simms

TO
Wiley C. Simms

For draftsman's use

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wiley C. Simms (NAME)	Fidelity Federal Savings & Loan (NAME)	
Old Hickory Bouvelard (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 62-9
Nashville Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 48

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 11,425.40 x Wiley C. Simms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1968.

Betty Ann Capps
Notary Public

MY COMMISSION EXPIRES: 1/22/72

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100---------- ($10.00)---------- DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO Fidelity Federal Savings and Loan Association OF RECORD IN Book 3970, page 476, Register's Office for Davidson County, Tennessee.

I, Howard H. Simms have bargained and sold, and by these presents do transfer and convey unto the said Wiley C. Simms HIS heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 45 and 46 on the Map of River View Subdivision, of record in Book 547, pages 93, 94 and 95, Register's Office for said County.

Said Lots Nos. 45 and 46 front together 100 feet on the westerly side of Riverview Avenue, as now widened, and run back 175 feet, more or less, on the northerly line, and 180 feet, more or less, on the southerly line to the low water mark of the Cumberland River, measuring 99.8 feet thereon.

Being the same property conveyed to Howard H. Simms, by deed from Herman Davis Bradley, and wife, Billie L. Bradley, of record in Book 3970, page 472, Register's Office for Davidson County, Tennessee.

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This is (unimproved) (X) property, known as 2325 RIVERVIEW DRIVE, 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 WILEY C. SIMMS HIS heirs and assigns, forever.

And I do covenant with the said WILEY C. SIMMS that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, EXCEPT AS STATED ABOVE AND 1968 TAXES WHICH GRANTEE ASSUMES.

And I. HOWARD H. SIMMS do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said WILEY C. SIMMS HIS heirs and assigns against the lawful claims of all persons whomsoever.

Witness MY hand this 23rd day of JULY, 19 68

X Howard H. Simms

JUL 24 68 CONV 11,425.40
JUL 24 68 S TAX A* 29.64
JUL 24 68 PRFEE A* .50
JUL 24 68 W DEED A* 3.00 * 33.14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Ann Capps, a Notary Public in and for said County and State, the within named HOWARD H. SIMMS, the 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 23rd day of JULY, 19 68

X Betty Ann Capps, Notary Public

BETTY ANN CAPPS NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 1/23/72

16362

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 _____.

IDENTIFICATION REFERENCE

JUL 24 11 28 AM '68

DAVIDSON COUNTY REGISTER

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public

Commission expires _____.

Mail Grantee's Tax Bill to: 4111 Riverview Dr. Nashville, Tenn. 37205