SEE TIT COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. David C. Sims (NAME)	Guaranty Mortgage Company (NAME)	6D 22280
301 Edgeview Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	BOOK 4257 PAGE 519
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

This instrument was prepared by William H. Smithson, 3317 Nolensville Road, Nashville, Tenn.

For and in consideration of the sum of -Ten and no/100- -($10.00)- **DOLLARS**
cash in hand paid by David C. Sims and wife, Frankie A. Sims,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, William Smithson and wife, Dorothy Ann Pennington Smithson,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their 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 Lot 227 on the Plan of Section I, Revised, Caldwell Hall, of record in Book 2900, pages 57, 58, and 59, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Danby Drive at the corner of Lots 227 and 228; thence with the line between said lots westerly 115 feet to a corner of Lot 226; thence with the line between Lots 226 and 227 northerly 104.7 feet to the south margin of Edgeview Drive; thence with the margin of same, easterly 100 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the westerly margin of Danby Drive; thence with the margin of the same, southerly 85.08 feet to the point of beginning.

Being the same property conveyed to William Smithson and wife, Dorothy Ann Pennington Smithson, by deed from William A. Taylor and wife, Peggy O. Taylor, of record in Book 3534, page 405, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 301 (House Number) Edgeview Drive (Street) Nashville, Tennessee (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 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.

Whenever 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 hands this 29th **day of** July **19** 68

William Smithson
Dorothy Ann Pennington Smithson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison **a Notary Public in and for said County and State, the within named** William Smithson and wife, Dorothy Ann Pennington Smithson, **the bargainors, 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** 29th **day of** July, **19** 68

Commission expires February 16, 1969 **Notary Public** A. M. Tenison
A. M. TENISON

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
WILLIAM SMITHSON AND WIFE,
DOROTHY ANN PENNINGTON SMITHSON

To
DAVID C. SIMS AND WIFE,
FRANKIE A. SIMS

REGISTER STAMP BELOW

29th July 68
A. M. TENISON, Notary Public
PUT REVENUE STAMPS HERE:
19,500.00

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

A 0 8 0 3 0

IDENTIF. REFERENCE

AUG 7 8 54 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-7	CONV	19,500.00	A*	50.70	
AUG-7 S'TAX			A*	.50	
AUG-7 PR'FEE			A*	3.00	* 54.20
AUG-7	W'DEED				