FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,950.00

Delphine Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November 1968.

Tom D. Coleman
Notary Public

MY COMMISSION EXPIRES: Nov. 22, 1968

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TOM G. COLEMAN, JR., ATTORNEY AT LAW, 1720 PARKWAY TOWERS, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DELPHINE SIMMONS (NAME)	FIRST FEDERAL SAVINGS (NAME)	13D-19500
3325 West Hamilton Ave (STREET ADDRESS OR ROUTE NUMBER)	4th Ave. N. at Union (STREET ADDRESS)	Map 70-1
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 35

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, JERRY M. MOON AND WIFE, RITA M. MOON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DELPHINE SIMMONS, A WIDOW,

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:

Land in Davidson County, Tennessee, being Lot No. 306 on the plan of Treppard Heights, Sec. V as of record in Book 2663, page 100, Register's Office for said County.

Said Lot No. 306 fronts 80 feet on the southerly side of West Hamilton Avenue, and extends back 770.1 feet, more or less, on the westerly line and 762.8 feet more or less on the easterly line to the centerline of Whites Creek on which it measures 80 feet, more or less.

Being the same property conveyed to Jerry M. Moon and wife, Rita M. Moon, by deed from Carl V. Miller and wife, Nell W. Miller, of record in Book 4210, page 815, Register's Office for said County.

This conveyance is made subject to the following:

1. Restrictive covenants of record in Book 2752, page 213, and Book 2797, page 183, Register's Office for said County.
2. Plan of Record in Book 2663, page 100, said Register's Office shows an Owner's Certificate, certain minimum building setback lines and easements for public utility purposes.
3. First mortgage of record in Book 4210, page 817, made payable to First Federal Savings & Loan Assn., Nashville, Tennessee.
4. T.V.A easement as of record in Book 2864, page 28, said Register's Office.
5. Sanitary sewers and storm drainage easement to Metropolitan Nashville and Davidson County, Tennessee, in Book 4218, pg. 436, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 3325 West Hamilton Ave., Nashville, Tenn.
(House Number) (Street) (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 our hand s this 20 day of Nov., 1968

Jerry M. Moon

Rita M Moon

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jon D. Coleman, a Notary Public in and for said County and State, the within named Jerry M. Moon and wife, Rita M. Moon

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 20th day of Nov. 1968.

Commission expires NOV. 27, 1968 Jon D. Coleman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

NOV 21 68 CONV 14,950.00
NOV 21 68 STAX A* 38.74
NOV 21 68 STATE A* .50
NOV 21 68 RDEED A* 3.00 * 42.24

My commission expires _____
Notary Public

WARRANTY DEED

FROM
JERRY M. MOON ET UX

TO
DELPHINE SIMMONS

A WIDOW

A 2 1 5 0 9

IDENTIF. REFERENCE

Nov 21 1 36 PM '68

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.