FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,770.

Robert T. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 69.

Notary Public

MY COMMISSION EXPIRES: April 26, 1971
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Simmons (NAME)	First Investment Company (NAME)	97-5
760 Croley Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Parcel 11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio (CITY) (STATE) (ZIP)	8724 28355

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, James Thomas Hizer and wife, Jean Carolyn Hizer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Simmons and wife, Marjorie L. Simmons

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. 10 on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County.

Beginning at a point in the southerly margin of James Avenue at the corner of Lots Nos. 9 and 10; thence with the line between said lots, southwardly 111.5 feet to a point; thence westwardly 118.9 feet to a point in the easterly margin of Croley Drive; thence with the margin of said Croley Drive northwardly 45 feet to a concrete monument; thence around a curve in a northeasterly direction 23.7 feet to a concrete monument in the southerly margin of James Avenue; thence with the southerly margin of said Avenue, eastwardly 69.69 feet to the point of beginning.

Being the same property conveyed to James Thomas Hizer and wife, Jean Carolyn Hizer by deed from William Paul Jones and wife, Shirley S. Jones, of record in Book 4210, page 471, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to J. J. Foley, Jr., Trustee, of record inBook 4210, page 473, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 760 Croley Drive (House Number) (Street) Nashville, Tennessee (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 8th day of January, 19 69

James Thomas Hizer

Jean Carolyn Hizer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Thomas Hizer and wife, Jean Carolyn Hizer

the 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 8th day of January 19 69.

Commission expires April 26, 1971

Jo Cass Smith
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__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James Thomas Hizer and wife,
Jean Carolyn Hizer

TO
Robert T. Simmons and wife,
Marjorie L. Simmons

426221.

IDENTIF. REFERENCE

JAN 8 2 08 PM '69

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-8 69	CONV	10,770.00			
JAN-8 69	S'TAX		A*	28.08	
JAN-8 69	PR'FEE		A*	.50	
JAN-8 69	W'DEED		A*	3.00	* 31.58