BOOK 4334 PAGE 58 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,804.16

J. Rowland Hopkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1969.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry Cole, Atty. 213 Third Ave. North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John B. Simpson (NAME)	Veteran's Administration (NAME)	Map 74-16
5016 Bonnahill Drive (STREET ADDRESS OR ROUTE NUMBER)	801 Broadway (STREET ADDRESS)	par. 76
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

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, J. Rowland Hopkins and wife, Maude R. Hopkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Simpson and wife, Martha M. Simpson

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:

Being Lot No. 409 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, in Register's Office for said County.

Said Lot No. 409 fronts 80 feet on the northwesterly margin of Bonnahill Drive and runs back between lines, measuring 121.51 feet on the southwesterly side and 205.0 feet on the northeasterly side to a dead line in the rear, on which it measures 113.5 feet.

Being the same property conveyed to J. Rowland Hopkins and wife, Maude R. Hopkins by deed from Jimmy C. Wardlaw and wife, Jeannette Wardlaw of record in Book 4242, page 561, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5016 Bonnahill Drive, Hermitage, Tennessee 37076
(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 13 day of April, 1969

J. Rowland Hopkins

Maude R. Hopkins

STATE OF TENNESSEE
Davidson County

BOOK 4334 PAGE 59

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named J. Rowland Hopkins and wife, Maude R. Hopkins

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 15th day of ~~April~~ May 19 69

Commission expires My Commission Expires April 22, 1972

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

J. Rowland Hopkins, et ux

TO

John B. Simpson, et ux

A 41020

IDENTIF. REFERENCE

MAY 19 2 33 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 19 69	CONV	18,804.16				
MAY 19 69	S'TAX		B*	48.88		
MAY 19 69	PR'FEE		B*	.50		
MAY 19 69	W'DEED		B*	3.00	*	52.38