FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Ernest L. Simpson
Affiant

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

Jane B. Simpson
Notary Public

MY COMMISSION EXPIRES: August 10, 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hillbrook Land Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest L. Simpson, et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 148-1
294 Comroe Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 196
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Hillbrook Land Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest L. Simpson and wife, Judith S. 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. 385 on the Plan of Hillbrook Estates, Section VI, as of record in Book 4175, page 7, Register's Office for said County.

Said Lot No. 385 fronts 97 feet on the northerly side of Comroe Road and extends back 102.5 feet on the westerly line and 131.0 feet on the easterly line, to a line in the rear on which it measures 75.3 feet.

Being property conveyed to Hillbrook Land Company by deed from Roscoe B. McDowell, Sr., Charles W. McDowell, Sr., and Robert A. McDowell, Sr., of record in Book 3893, page 621, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4213, page 155; and easements, setback lines, etc, as shown on the Plan of record in Book 4175, page 7, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 294 Comroe Road, Nashville, Tennessee 37211
(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 my hand S this 12th day of June, 19 69

HILLBROOK LAND COMPANY

By: Virginia Mitchell
Secretary-Treasurer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Grace B. Lewis, a Notary Public within and for the State and County aforesaid, personally appeared Virginia Mitchell with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Secretary-Treasurer of the Hillbrook Land Company the within named bargainor, a corporation, and that (he) as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Virginia Mitchell as such Secretary-Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 12th day of June, 1969.

My commission expires August 9, 1970

Grace B. Lewis
Notary Public

018,649-7

WARRANTY DEED

FROM
HILLBROOK LAND COMPANY

TO
ERNEST L. SIMPSON AND WIFE,
JUDITH S. SIMPSON

DELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 4 4 3 6 1

IDENTIF. REFERENCE

JUN 13 2 45 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 13 69	CONV	23,500.00			
JUN 13 69 S'TAX			B*	61.10	
JUN 13 69 PR'FEE			B*	.50	
JUN 13 69	W'DEED		B*	3.00	* 64.60