BOOK 4314 PAGE 735

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
James R. Brothers, et ux	Dobson & Johnson, Inc.	Map 42-9
(NAME) 815 Westchester Drive	(NAME) Third National Bank Bldg.	Par. 93
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100

($10.00)---------- *Dollars,*
cash in hand paid by the grantees; JAMES R. BROTHERS, and wife, GLENDA S. BROTHERS, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust to secure Dobson & Johnson, Inc. payment of the indebtedness therein described, of record in Book 4161, Page 125, Register's Office for Davidson County, Tennessee.

We, TOMMY F. SIMMONS, and wife, NELLIE L. SIMMONS,

have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES R. BROTHERS, and wife, GLENDA S. BROTHERS, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Kemper Heights Subdivision, Section 2, as of record in book 2331, page 104, Register's Office for Davidson County, Tennessee.
Said Lot No. 39 fronts 75 feet on the southerly side of Westchester Drive and runs back between lines, 227.4 feet on the westerly line and 209.3 feet on the easterly line, to a dead line in the rear, on which it measures 76.5 feet.
Being the same real property conveyed to Tommy F. Simmons and wife, Nellie L. Simmons, by deed from Walter B. Greer and wife, Virginia Greer, of record in book 4161, page 123, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,150.00

Subscribed and sworn to before me, this the 19th day of June 1969

Affiant

My commission expires: July 29, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 815 Westchester Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
JAMES R. BROTHERS, and wife, GLENDA S. BROTHERS, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES R. BROTHERS, and wife, GLENDA S. BROTHERS,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 19th *day of* June, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T. C.

Tommy F. Simmons

Nellie L. Simmons

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Julia T. Hutton *a Notary Public in and for said County and State,* Tommy F. Simmons, and wife, Nellie L. Simmons,

the within named 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 19th *day of* June, *19*69.

Julia T. Hutton
Notary Public

Commission expires July 29, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUN 25 69 CONV 13,150.00
JUN 25 69 S'TAX A* 34.06
JUN 25 69 PR'FEE A* .50
JUN 25 69 W'DEED A* 3.00 * 37.56

WARRANTY DEED

FROM
TOMMY F. SIMMONS, ET UX

TO
JAMES R. BROTHERS, ET UX

A 4 5 5 4 8

IDENTIF. REFERENCE

JUN 25 9 53 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Please return to: HUTTON REALTY CO., 935 Woodland St., Nashville, Tenn. 37206