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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Wilson Sims	Same	Pa - . No. 17
(NAME)	(NAME)	
1000 American Trust Bldg.		Map 94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars,

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we

James William Bumpas (unmarried), and Roy Gray Bumpas (unmarried)

have this day bargained and sold, and do hereby transfer and convey unto the said Wilson Sims

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

Land in the Third, formally Fifteenth, Civil District of Davidson County, Tennessee, being part of lot 3 of the Lewis Jones lands and being known as part of tract no. 1 on the map of subdivision of George D. Payne property by M. Cunniff, and being the land conveyed to the Grantors by Ruby Sherrill of record in deed book 3611, page 343 RODC, as described according to survey by Barge, Waggoner and Sumner, Inc., of May 31, 1968 as follows:

Beginning at a point in the western boundary of Omohundro Drive (Old Pumping Station Road) where said drive intersects the right-of-way of the Tennessee Central Railway; thence north along a fence line, south 4° 30' east, 493.36 feet to a point, then with the curve in said drive to the west, then with the westerly curve of said drive with a chord south 56° 15' east, 354.91 feet to a point; thence with the fence line north 82° east 344.84 feet to the northwest corner of the property; thence with the fence line north 13° west along a 24-foot lane 488.47 feet to a point; thence north 13° west 6 feet to a point; thence north 43° east 82 feet to a point; thence north 7° west 276 feet to an iron pin in the southwest corner of the property and on the boundary of the Tennessee Central Railway right-of-way, then with said right-of-way south 85°

(See attached)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 76,500.00

Subscribed and sworn to before me, this the 30 day of July 1969

Affiant Wilson Sims

My commission expires: Aug. 19, 1969 (Affix Seal)

Notary Public Mary Ann Lloyd

This is improved (unimproved) (X) property, known as (does not have a city number) (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 Wilson Sims his (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. except as above set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30 day of July, 1969 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James William Bumpas

Roy Gray Bumpas

Prepared by
Wilson Sims
1000 American Trust Bldg.
Nashville Tenn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ann Lloyd, *a Notary Public in and for said County and State,* James William Bumpus and Kay Bragg Bumpus

the within named bargainor, 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* 30th *day of* July, *19*69.

Mary Ann Lloyd
Notary Public

Commission expires Aug. 19, 1969

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 .....

A 49693

T
IDENTIF. REFERENCE

AUG 4 1 52 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

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

(Description continued)

30' west, 218 feet to a point; and thence continuing with said right-of-way along a curve with a chord , south 59° 58' 19" west, 484.49 feet to the point of beginning, containing a total area of 11.25 acres.

This conveyance is made subject to a deed of trust by James William Bumpas and Roy Gray Bumpas to Vaden Lackey, Jr., Trustee, dated July 31, 1963, of record in Book 3624, page 271, RODC.

This conveyance is also subject to a second deed of trust by the Grantors herein to Ruby V. Sherrill, a widow, dated _____ day of _____, 1963 and of record in Book 3631, page 343, RODC.

AUG-4-63 CONV 76,000.00
AUG-4-63 ST TAX A* 197.60
AUG-4-63 PR FEE A* .50
AUG-4-63 RODEED A* 4.50 * 202.60