TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. William A. Cortner (NAME)	First Federal S. &L. Assn. (NAME)	Map 105-14 Par. 208
Hill Road (STREET ADDRESS OR ROUTE NUMBER)	Fourth at Union (STREET ADDRESS)	BOOK 4361 PAGE 353
Brentwood, Tenn. 37027 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	FCD

For and in consideration of the sum of ----------($10.00)----------

----------Ten and no/100---------- DOLLARS

cash in hand paid by William A. Cortner and wife, Dorothy P. Cortner

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

James A. Simmons and wife, Pearlie Mabel Simmons

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 15 on the Plan of the Nashville Trust Company's Re-subdivision of Block "F" of C. D. Elliott's Property, as of record in Book 843, page 97, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the southerly side of Bradford Avenue and runs back 153.7 feet on the westerly line and 153.1 feet on the easterly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to James A. Simmons and wife, Pearlie Mabel Simmons, by deed from J. M. Lowrance and wife, of record in Book 967, page 695, said Register's Office.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1969 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 805 Bradford Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 hands this 28th day of August, 19 69

James A. Simmons

Pearlie Mabel Simmons

STATE OF TENNESSEE
DAVIDSON COUNTY

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

James A. Simmons and wife, Pearlie Mabel Simmons

the 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 28th day of August, 19 69

Commission expires ---------- Notary Public ----------

TENNESSEE TITLE COMPANY

Please mail to: Mr. William A. Cortner, Hill Road, Brentwood, Tenn. 37027

Warranty Deed

FROM

JAMES A. SIMMONS and wife,
PEARLIE MABEL SIMMONS

TO

WILLIAM A. CORTNER and wife,
DOROTHY P. CORTNER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
JOHNSON, JOKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

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IDENTIF. REFERENCE

AUG 29 3 18 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG29	CONV	14500.00			
AUG29 S TAX			A*	37.70	
AUG29 PO FEE			A*	.50	
AUG29	W DEED		A*	3.00	* 41.20

I hereby offer this instrument for record and co
swear or affirm that to the best of my knowledge
and belief the greater of the actual consideration
for or value of the property interest herein
transferred is $ 14,500.00

State of Tennessee) _____
County of Davidson) Affiant

Sworn to and subscribed before me this 28 day of
August, 1969.

My commission expires: _____ Notary Public, in and for
the aforesaid State and
County.