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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

David L Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF September 19 69.

Linda W Carter
Notary Public

MY COMMISSION EXPIRES: April 23 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Simmons, et ux (NAME)	J. I. KISLAK MORTGAGE CORPORATION OF FLORIDA (NAME)	118-1
814 Halcyon Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par 470
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (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~~ I, Mable Brady Hargrove

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Simmons and wife, Queen Ester Simmons

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:

Land in the 7th, formerly 10th, Civil District of Davidson County, Tennessee, being the southwest part of Lot No. 11 and the southeast part of Lot No. 12 on the map of the Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for said County, and a lot in the rear thereof which fronts on Halcyon Avenue, described together according to a survey made September, 1926, by W. B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Halcyon Avenue at a point 80 feet east of the easterly margin of 9th Avenue South; thence with the northerly margin of said Halcyon Avenue south 89½° east 64 feet to the southwest corner of the property conveyed to Lillian M. Hargroves and husband by deed from Mary V. Stewart and husband, of record in Book 699, page 571, said Register's Office; thence with their west line north 11½° west 168½ feet to a point on the south line of the property conveyed to Senora McGrady Davy by deed from Mary V. Stewart and husband, of record in Book 725, page 21, said Register's Office; thence with her southline westwardly 31½feet to the southeast corner of the property conveyed to E. A. Shelby and wife, by deed from Mary V. Stewart and husband, of record in Book 684, page 333, said Register's Office, continuing in the same direction and with said Shelby's south line 14 feet in all 45½ feet to a point 66 feet east of the east margin of 9th Avenue South; thence with 5½° east 154 feet, more or less, to the beginning.

Being the same propety conveyed to A. B. Hargrove and wife, Mable Brady Hargrove, by deed from T. E. Hargrove, Trustee, of record in Book 1339, page 311, said Register's Office, the said A. B. Hargrove having since died.

This is unimproved ( ) improved (X) property, known as 814 Halcyon Avenue (House Number) (Street) Nashville, Tennessee (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 this 3rd day of September, 19 69

Mable Brady Hargrove

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mable Brady Hargrove

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September 19 69

Commission expires April 22, 1973

Linda G. Carter
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 Mable Brady Hargrove

TO David L. Simmons, et ux

A 53006

IDENTIF. REFERENCE

SEP 5 10 28 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-5	CONV	20,000.00			
SEP-5 S'TAX			A*	52.00	
SEP-5 PR'FEE			A*	.50	
SEP-5	W'DEED		A*	3.00	* 55.50