BOOK 4375 PAGE 400 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

Frances M. Mannion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 69

Notary Public

MY COMMISSION EXPIRES: 9-3-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Rd., Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip G. Simpson (NAME)	Phillip G. Simpson (NAME)	Map 104-16
2501 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	2501 Oakland Avenue (STREET ADDRESS)	Par. 275
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37212 (CITY) (STATE) (ZIP)	M.C.

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, I, Frances M. Mannion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip G. Simpson and wife, Sue Mannion 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:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 195 on the Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 195 fronts 50 feet on the westerly side of Oakland Street, or Avenue, and runs back between parallel lines with the southerly margin of Beechwood Avenue 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to Frances M. Mannion, of record in Book 954, Page 525, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William S. Hofstetter, Trustee, in order to secure the payment of a promissory note dated January 30, 1969, herewith in the principal sum of Four thousand, two hundred fifty ($4,250.00) Dollars, payable to the order of Gilmore-Clunan Co., in four (4) annual installments, the first 3 being for $1,000.00 each and the 4th and last being for $1,250.00 and due as follows: On January 30, 1970, January 30, 1971, January 30, 1972, and the 4th and final on January 30, 1973, together with interest at 6% per annum on said sum or so much as shall from time to time remain unpaid, said interest being payable semi-annually, on the 30th of July and January of each year, as record in Book 4309, Page 186, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2501 Oakland Avenue, Nashville, Tennessee 37212
(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 this 27th day of October, 1969

Frances M. Mannion

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Donald Arkovitz, a Notary Public in and for said County and State, the within named Frances M. Mannion

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 27th day of October 19 69

Commission expires 1-24-70

Donald Arkovitz
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

MAIL TO: Don Arkovitz
838 White Bridge Rd.
Nash. Tenn.

WARRANTY DEED

FROM
Frances M. Mannion

TO
Phillip G. Simpson and wife,
Sue Mannion Simpson

A 58760

IDENTIF. REFERENCE

OCT 28 10 28 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 28 69	CONV	*4,000.00			
OCT 28 69	S'TAX		B*	10.40	
OCT 28 69	PR'FEE		B*	.50	
OCT 28 69	W'DEED		B*	3.00	* 13.90