WARRANTY DEED

BOOK 4376 PAGE 722

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James A. Simmons		Map 134-13
341 Paragon Mills Rd (NAME)	(NAME) Same	Par. 129
Nashville Tenn (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Nine Hundred Twenty and 82/100 ($19,920.82)---------- *Dollars,*

of which $8,000.00 has been paid in cash by James A. Simmons and wife, Pearlie M. Simmons, the receipt of which is hereby acknowledged, and for the remainder, the said James A. Simmons and wife, Pearlie M. Simmons, assumes and agrees to pay the balance $11, 920.82 of an original indebtedness of $13,500.00 secured by deed of trust executed by Gaines Hillman Gibbons and wife, Louise P. Gibbons to R. Bruce Robertson, Jr. Trustee, of record in book 3484, page 183, Register's Office for Davidson County, Tennessee,

we, Gaines Hillman Gibbons and wife, Louise P. Gibbons

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

James A. Simmons and wife, Pearlie M. Simmons, their

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

Being Lot No. 214 on the Plan of Kenilworth Estates, Section 4, as of record in book 3300, pages 34, 35 and 36, Register's Office for said County, described as follows:
Beginning on the easterly margin of Shirmar Drive at the corner of lots Nos. 213 and 214; thence with the line between said two lots easterly 80 feet to the corner of lots Nos. 214 and 215; thence with the line between said two lots northerly 115 feet to the southerly margin of Paragon Mills Road; thence with the same westerly 60 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southwesterly 31.4 feet to the easterly margin of Shirmar Drive; thence with the same southerly 95 feet to the beginning.
Being the same property conveyed to Gaines Hillman Gibbons and wife, Louise P. Gibbons, by deed from Joe Zeitlin, Trustee, of record in book 3459, page 21, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,920.82

Subscribed and sworn to before me, this the 21st day of October, 1969

Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (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 A. Simmons and wife, Pearlie M. Simmons, 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 A. Simmons and wife, Pearlie M. Simmons, their

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

Witness our hand s *this* 21st *day of* October, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gaines Hillman Gibbons
Louise P. Gibbons

This Instrument Was Prepared by

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Gaines Hillman Gibbons and wife, Louise P. Gibbons

the within named bargainor S, 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* [illegible] *day of* [illegible], *19* 69.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

[illegible] *Notary Public*

Commission expires My Commission Expires April 21, 1971

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 .....

WARRANTY DEED

FROM

Gaines Hillman Gibbons et ux

TO

James A. Simmons et ux

NOV-3 69	CONV	19,920.82			
NOV-3 69	S'TAX		B*	51.74	
NOV-3 69	PR'FEE		B*	.50	
NOV-3 69	W'DEED		B*	3.00	* 55.24

A 5 9 3 3 7

IDENTIF. REFERENCE

Nov 3 10 56 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