FORM NO. WD-1

BOOK 4382 PAGE 739

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7700.00

M. Barrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 1969.

Don B. Tuthill
Notary Public

MY COMMISSION EXPIRES: May 29, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm L. Barrett, etux (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	Map 120-15
316 Bowwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Par 2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Fred Bernard Simmons and wife, Virginia J. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcolm L. Barrett and wife, Rachel S. Barrett

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 Lot No. 161 on the Map of Airport Estates, as of record in Book 1130, Page 83, Registers Office for said County, and described as follows:

Beginning at a point in the west margin of McGavock Pike at the corner of Lots Nos. 160 and 161; thence with the line between said lots, westerly 166 feet to the east line of Lot No. 162; thence with the line between Lots Nos. 161 and 162, northerly 84 feet to the south margin of School Lane; thence with the line of the same, easterly 141 feet to the beginning of a curve; thence around said curve, southeasterly 39.06 feet to the westerly margin of McGavock Pike; thence with the margin of the same southerly 59 feet to the beginning.

Being the same property conveyed to Fred Bernard Simmons and wife, Virginia J. Simmons, by deed from G. C. Redmon and Henry C. Grayson, as of record in Book 1852, Page 551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage being collected by Kimbrough-Kavanaugh & Associates.

This is { unimproved ( ) / improved (X) } property, known as 301 McGavock Pike, Nashville, Tennessee
(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 seised 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 our hand S this day of November 17, 1969

Fred Bernard Simmons

Virginia J. Simmons

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STATE OF ~~TENNESSEE~~ North Carolina
~~Davidson~~ County
Wayne

Personally appeared before me, Ellen D. Brock, a Notary Public in and for said County and State, the within named Fred Bernard Simmons and wife, Virginia J. Simmons

the 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~~ Goldsboro, ~~Tennessee~~, this 17 day of November, 19 69.

Commission expires July 29, 1970 Ellen D. Brock Notary Public

County of Wayne

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 Fred Bernard Simmons, etux

TO Malcolm L. Barrett, etux

A 6 1 8 4 4

IDENTIF. REFERENCE

Nov 26 12 44 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV26'69	CONV	*7,700.00		
NOV26'69	S TAX		A* 20.02	
NOV26'69	RECFEE		A* .50	
NOV26'69	W DEED		A* 3.00	* 23.52