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FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $1,000.

Charles D. Hawkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Jan 1970

B Rumble
Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
O. O. Manners (NAME)	Same (NAME)	Map 106-3
12th Ave. So. and Natchez (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 29
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(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~~ We, James H. Simpson and wife, Juanita W. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO O. O. Manners

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. 5 on the Plan of Spence Lane Industrial Subdivision, Section Two, as of record in Book 3842, page 36, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the westerly side of Spence Lane, extends back 433.5 feet on the northerly line and 468.3 feet on the southerly line to a broken line in the rear on which it measures 142.2 feet.

Being the same property conveyed to James H. Simpson, by deed from Robertson Auto Parts, Inc., of record in Book 4330, page 902, said Register's Office.

This conveyance is subject to a 5 foot dedication for the widening of Spence Lane, an owner's certificate, a 15 foot minimum setback line from Spence Lane, as widened, a 10 foot easement for public utilities across the rear line, all as shown on the recorded plan.

This is unimproved { } improved {X} property, known as 417 Spence Lane (House Number) (Street) Nashville, Tenn. (P. O. Address) 37210 (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 our hand this 9th day of January, 1970

James H. Simpson

Juanita W. Simpson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lola Richardson, a Notary Public in and for said County and State, the within named James H. Simpson and wife, Juanita W. Simpson

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 9th day of January 1970

Commission expires July 24 1972

Lola Richardson
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

WARRANTY DEED

FROM JAMES H. SIMPSON AND WIFE, JUANITA W. SIMPSON

TO O. O. MANNERS

mail 13th Floor Life & Casualty Tower

A 65586

IDENTIF. REFERENCE

JAN 9 2 25 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-9??	CONV	61,000.00			
JAN-9??	S'TAX		A*	158.60	
JAN-9??	PR'FEE		A*	.50	
JAN-9??	W'DEED		A*	3.00	* 162.10