This instrument prepared by Harold E. Collins, Attorney, 802-51st Avenue North, Nashville, Tennessee

BOOK 4394 PAGE 158

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

TOMMIE MAI SIMMONS, A WIDOW

TO

ANN JENNETTE SAUNDERS

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommie Mai Simmons (NAME)	Tommie Mai Simmons (NAME)	Map 105-5
1216 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	1216 Villa Place (STREET ADDRESS)	Pc. 11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 67055

IDENTIF. REFERENCE

JAN 28 1 16 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 9,000.00 Tommie Mai Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1970.

Notary Public

MY COMMISSION EXPIRES: 3-24-71

(AFFIX SEAL)

For and in Consideration of the sum of One and 00/100 ($1.00) DOLLARS

cash and other good and valuable consideration to me this day paid by Ann Jennette Saunders, the receipt of all of which is hereby acknowledged, I, Tommie Mai Simmons, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Ann Jennette Saunders, to her sole and separate estate, free from the marital claims of her present or any future husband she may have, her heirs and assigns, reserving to myself a life estate in and to ~~her~~ ~~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. 11 on the Plan of Geo. I. Waddey's Re-Subdivision of Lot No. 28, O. B. Hayes' Rokeby Addition, as of record in Book 421, Page 141, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the easterly side of Villa Place or Street and runs back between parallel lines 152½ feet to an alley.

Being the same property conveyed to Tommie Mai Simmons, a widow, by deed from Nick Stuart and wife, Mattie Stuart, of record in Book 2104, Page 330, Register's Office for Davidson County, Tennessee.

JAN28	CONV	*9,000.00			
JAN28	S'TAX		A*	23.40	
JAN28	PR'FEE		A*	.50	
JAN28	W'DEED		A*	3.00	* 26.90

WD-2

This is unimproved ( ) improved (X) property, known as 1216 Villa Place, Nashville, Tennessee, 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ann Jennette Saunders, to her sole and separate estate, free from the marital claims of her present or any future husband she may have, her heirs and assigns, forever.

And I do covenant with the said Ann Jennette Saunders that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as appears of record.

And I, Tommie Mai Simmons, a widow do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Ann Jennette Saunders her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of January, 1970

Tommie Mai Simmons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named Tommie Mai Simmons, a widow

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 January, 1970

Dianne H. McGowan, Notary Public.

Commission expires 3-24-71

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 .