WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRY A. SIMMONS ET UX	GUARANTY MORTGAGE COMPANY	MAP 52-8
(NAME:) 1224 Shawnee Road	(NAME:) 316 Union Street	PAR 54
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and as further and additional consideration the Grantees herein assume and agree to pay the present unpaid balance of a note payable to the order of Guaranty Mortgage Company in the original principal amount of $20,000.00, which is secured by a deed of trust duly recorded in the Office of the Register of Davidson County, Tennessee, we, Robert S. Ingram and wife, Glenna E. Ingram, *have bargained and sold, and by these presents do transfer and convey unto the said* Harry A. Simmons and wife, Joyce Simmons, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 29 on the Plan of Sequoia Valley, Section I, as of record in Book 3700, Page 81, Register's Office for said County.

SAID Lot fronts 97.7 feet on the southwest side of Shawnee Road and runs back between lines, 150 feet on the southeasterly line and 150.4 feet on the northwesterly line, to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to Robert S. Ingram and wife, Glenna E. Ingram, by deed from R. R. Mincy and R. E. Mincy of record in Book 4101, Page 211, Register's Office for said County.

This is (unimproved) (improved) (X) property, known as 1224 Shawnee Road, Madison, Tennessee 37115 (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry A. Simmons and wife, Joyce Simmons, their *heirs and assigns, forever.*

And we *do covenant with the said* Harry A. Simmons and wife, Joyce Simmons *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.*, except as hereinabove set forth.

And we, Robert S. Ingram and wife, Glenna E. Ingram, *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.*

Witness our *hand* s *this* 6th *day of* Feb., *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Dennis Wright, Attorney
310 Gallatin Road, South
Madison, Tennessee

Robert S. Ingram
Glenna E. Ingram

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. Ingram and wife, Glenna E. Ingram,

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 Madison, Tennessee this 6th day of February, 1970.

Marcy Burks, Notary Public

Commission expires February 7, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FEB-6 CONV 23,015.75
FEB-6 STAX 59.80
FEB-6 PRTFEE .50
FEB-6 WDEED 3.00 63.30

Before me, ... 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 .....

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $23,015.75.

Robert S. Ingram
Affiant

Subscribed and sworn to before me, this the 6th day of February, 1970.

Marcy Burks
Notary Public

My Commission Expires: 2-7-73.

WARRANTY DEED

FROM
Robert S. Ingram and wife,
Glenna E. Ingram

TO
Harry A. Simmons and wife,
Joyce Simmons

A68017

IDENTIF. REFERENCE

FEB 6 2 23 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee