BOOK 4401 PAGE 114

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. Betty A. Kane, et al (NAME)	SAME (NAME)	Map 104-15
407 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 28
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	1-01

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and as additional consideration the grantees named herein assume and agree to pay the balance due on a note in the original amount of $8,000 to Volunteer Federal Savings & Loan Association, and secured by a deed of trust of record in Book 3982, page 392, Register's Office of Davidson County, Tennessee.

I, Nancy Simmons, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Mrs. Karen Kane Forman, Mrs. Bolin Kane Brush, Ward Randolph Kane, Jr., Charles Anderson Kane, John Martin Kane, and Mrs. Betty Anderson Kane, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 91 on the Map of Sunset Park Subdivision, as of record in book 332, page 132, Register's Office for said County, described partly according to a survey made by George W. Watkins, Surveyor, November 11, 1960, as follows:
Beginning on the southerly margin of Blair Boulevard at the corner of lots Nos. 90 and 91; thence with the line between said two lots, southerly 155.5 feet; thence easterly 38 feet; thence northerly 45.5 feet; thence easterly 12 feet; thence northerly 110 feet to the southerly margin of Blair Boulevard; thence with the same, westerly 50 feet to the beginning.
Being the same real property conveyed to J. Lonnie Simmons and wife, Nancy Simmons, by deed from William Grady Anderson and wife, of record in book 3617, page 365, said Register's Office, J. Lonnie Simmons having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of February, 1970

My commission expires My Commission Expires Jan. 23, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2515 Blair Boulevard, Nashville, Tennessee
(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 Mrs. Karen Kane Forman, Mrs. Bolin Kane Brush, Ward Randolph Kane, Jr., Charles Anderson Kane, John Martin Kane and Mrs. Betty Anderson Kane, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for a deed of trust of record in bk. 3982, page 392, R.O.D.C. and except for sewer easement referred to in deed of record in bk. 3617, page 365, R.O.D.C.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mrs. Karen Kane Forman, Mrs. Bolin Kane Brush, Ward Randolph Kane, Jr., Charles Anderson Kane, John Martin Kane, and Mrs. Betty Anderson Kane, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 27th day of February, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nancy Simmons

Nancy Simmons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. Allen Bryan III, *a Notary Public in and for said County and State,* Nancy Simmons, a widow,

the within named 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* February, *19* 70

My Commission Expires Jan. 23, 1972

W. Allen Bryan III *Notary Public*

Commission expires.....

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.....

MAR-3°	CONV	14,000.00				
MAR-3°	S'TAX		A*	36.40		
MAR-3°	PB'FEE		A*	.50		
MAR-3°	W'DEED		A*	3.00	*	39.90

T

IDENTIF. REFERENCE

MAR 3 12 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NANCY SIMMONS, A Widow

TO

MRS. BETTY ANDERSON KANE, et al.

THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201
BY [signature]
ATTORNEY

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE