Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $21,050.00

Affiant

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

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11-26-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Francis Hogan etux	Mortgage Associates, Inc.	3D62922
(NAME) 627 Paces Ferry Drive	(NAME) 730 Peachtree St., N. E.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS) Atlanta, Georgia 30308	
(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, Donald Simpkins etux Martha Ann Simpkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo Francis Hogan etux Dorothy R. Hogan

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:

Being Lot No. 125 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's office for said county.

Beginning at a point in the east margin of Paces Ferry Drive at the corner of Lots 124 & 125; thence with the line between said lots, easterly 105.7 feet to the corner of Lot 126; thence with the line between lots Lots 125 & 126, southeasterly 84.7 feet to the North margin of Lakeland Drive; thence with the margin of said Drive, southwesterly 18 feet to a point; thence continuing with the margin of said Drive, southwesterly 82.7 feet to the beginning of a curve; thence around said curve westerly 44 feet to the easterly margin of Paces Ferry Drive; thence with the margin of the same, northerly 119.1 feet, to the point of beginning.

Being the same property conveyed to Donald Simpkins and wife, Martha Ann Simpkins by deed from Paul Ruddell and wife, as of record in Book 3570, page 36, R.O.D.C..

This conveyance is made subject to the restrictions recorded in Book 3341, page 265, and to the easements and limitations shown on the map of record in Book 3300, page 38, R.O.D.C..

unimproved ( ) This is improved (X) property, known as 627 (House Number) Paces Ferry Drive (Street) Nashville, Tenn. (P. O. Address) 37214 (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 hands this 25th day of July, 1970

X Donald Simpkins
DONALD SIMPKINS

X Martha Ann Simpkins
MARTHA ANN SIMPKINS

STATE OF TENNESSEE
~~XXXXXXXX~~ Davidson County Knox County

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Personally appeared before me, Florence Price, a Notary Public in and for said County and State, the within named Donald Simpkins etux Martha Ann Simpkins

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 Knoxville, Tennessee, this 25th day of July 1970

Commission expires My comm. expires Feb. 20, 1971

Florence Price
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the
(they)
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
Donald Simpkins etux

Martha A. Simpkins

TO
Leo Francis Hogan etux

Dorothy R. Hogan

A 8 4 9 7 9

IDENTIF. REFERENCE

JUL 27 3 33 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File

Edward Seldon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

JUL 27 70	CONV	21,050.00				
JUL 27 70	S'TAX		A*	54.60		
JUL 27 70	PR'FEE		A*	.50		
JUL 27 70	W'DEED		A*	3.00	*	58.10