BOOK 4440 PAGE 18

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

GTC-208431

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-4-19	Mr/Mrs. James L. Simpson, Jr. same as below	new Owners 101 Hardingwoods Place Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. none
8D-75730	101 Hardingwoods Place	PROPERTY IS [xx] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

AUG 20 70	CONV	51,000.00			
AUG 20 70	S'TAX		A*	132.60	
AUG 20 70	PR'FEE		A*	.50	
AUG 20 70	W'DEED		A*	3.00	* 136.10

JAMES D. MURRAY and wife, BETTY J. MURRAY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES L. SIMPSON, JR., and wife, BEAUTON W. SIMPSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Harding Woods, as of record in Book 2900, page 115, described as follows:

Beginning on the southerly margin of Hardingwoods Place at the corner of Lots Nos. 17 and 18; thence with the line between said two lots, southeasterly 246.0 feet to a point; thence easterly 192.7 feet to the westerly margin of Old Harding Road; thence with the westerly margin of Old Harding Road, northeasterly 216.2 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, northwesterly 39.9 feet to the southerly margin of Hardingwoods Place; thence with the southerly margin of Hardingwoods Place, westerly 195.8 feet to the beginning.

Being the same property conveyed to James D. Murray and wife, Betty J. Murray, by deed from Ervin M. Entrekin, Trustee, as of record in Book 4093, page 189.

This conveyance is made subject to restrictions of record in Book 2998, page 498; Book 3130, page 627.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1970 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of August, 1970.

Betty J. Murray

Betty J. Murray

James D. Murray

James D. Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James D. Murray and wife, Betty J. Murray, the 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 Nashville, Tennessee, this the 17th day of August, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 51,000.00

James L. Simpson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 70

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk
Notary Public

WARRANTY DEED
REF:ns

FROM
JAMES D. MURRAY and wife

TO
JAMES L. SIMPSON, JR., and wife

A 87535

IDENTIF. REFERENCE

AUG 20 2 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: