TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerald M. Simmons and wife, Ethel (NAME)	Murphree Mortgage Company (NAME)	Map 155-13
616 Elaine Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd. Avenue North (STREET ADDRESS)	Grp. 33
Nashville, Tennessee 37211 (CITY) (P O ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4446 PAGE 327

For and in consideration of the sum of ($25.00) Twenty-five and no/100 ---------- DOLLARS cash in hand paid and other good and valuable consideration, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principle balance of $12,119.05 of an original note dated April 23,1962 for $14,150.00 with interest at 5¼% per annum, which note is secured by a Deed of Trust executed by Nathaniel Ramsey Hamilton,Jr. and wife, to Raymond L. Davis,Jr., Trustee, as of Record in Book 3384, page 165, to secure Murphree Mortgage Company. Said debt assigned to the Philadelphia Savings Fund Society by instrument of Record in Book 3415, page 199, Registers office for Davidson County, Tennessee.

We, Nathaniel Ramsey Hamilton,Jr. and wife, Gloria Hamilton have bargained and sold, and by these presents do transfer and convey unto the said Jerald M. Simmons and wife, Ethel Simmons

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, being lot no. 628 on the Plan of Caldwell Hall, Section VII, as of Record in Book 3300, page 19, Registers office for said county.

Said lot no. 628 fronts 80 feet on the north side of Elaine Drive and runs back 138 feet on the west line and 141.8 feet on the east line to a dead line in the rear on which it measures 77.7 feet.

Being the same property conveyed to Nathaniel Ramsey Hamilton,Jr. and wife, Gloria Hamilton by Deed from Elmer D. Davies,Jr., et al, Trustees as of Record in Book 3373, page 453, Registers office for said County.

This conveyance is made subject to restrictions of Record, September 7, 1961 in Book 3279, page 458, copy attached. The Recorded plan shows an Owners Certificate, copy attached, a 30 feet set-back line from Elaine Drive and a 10 feet easement for public utilities along the north rear line.

This is improved (X) property, known as 616 (House Number) Elaine Drive (Street) Nashville, Tennessee (P. O. Address) 37211 (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 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.

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.

Witness our hands this 11th day of September 19 70

Nathaniel Ramsey Hamilton
Gloria Hamilton

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 12,119.05

Affiant

STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 11th day of Sep't.1970. My Comm.expires 11/12/72 Evelyn Royalty Notary Public

Personally appeared before me, Evelyn Royalty a Notary Public in and for said County and State, the within named Nathaniel Ramsey Hamilton,Jr. and wife, Gloria Hamilton 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 Nashville, Tennessee, this 11th day of September, 1970

Commission expires 11-12-72 Notary Public Evelyn Royalty

TENNESSEE TITLE COMPANY

Warranty Deed

FROM Nathaniel Ramsey Hamilton,Jr. and wife, Gloria Hamilton

TO Jerald M. Simmons and wife, Ethel Simmons

Prepare by
Nat R Hamilton Atty
200 Baxter Bldg
Nashville Tenn

RECORDER'S MEMO.
Legibility of Writing, Typing or Print... Document Unsatisfactory When Rec...

Published by TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - REVISED

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A 90385

IDENTIF. REFERENCE

SEP 18 9 31 AM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

SEP 18	CONV	19,119.05			
SEP 18	S'TAX		A*	49.66	
SEP 18	PR'FEE		A*	.50	
SEP 18	W'DEED		A*	3.00	* 53.16