TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. Edward C. Sims, Jr., (NAME)	Guaranty Mortgage Company, (NAME)	12D-91784
2637 Combs Drive, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	BOOK 4450 PAGE 995
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by Herschel Greer, 311 Seventh Avenue North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS cash in hand paid by Edward C. Sims, Jr., and wife, Vivian J. Sims

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Trinity Hills Village, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their 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, Tennessee, being Lot No. 64 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for said County.
Said Lot No. 64 fronts 60.0 feet on the easterly margin of Combs Drive and extends back 104.0 feet on the northerly line and 126.0 feet on the southerly line to a broken line in the rear measuring 66.3 feet thereon.
Being part of the property conveyed to Trinity Hills Village, Inc., by deed from J. B. Downey & Sons, Inc., of record in Book 4231, page 191, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved / improved XX property, known as 2637 Combs Drive, Nashville, Tennessee (House Number) (Street) (P. O. Address:) (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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 5th day of October, 1970.

TRINITY HILLS VILLAGE, INC.,

Attest: Kelly S. Neely, Secretary

By: Herschel Greer, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Herschel Greer and Kelly S. Neely with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Trinity Hills Village, Inc., the within named bargainor, a corporation, and that (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Herschel Greer as such President, and attesting the same by the said Kelly S. Neely as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of October, 1970

My commission expires February 14, 1973

Notary Public.

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO OF NASHVILLE

Corporate Warranty Deed

FROM

TRINITY HILLS VILLAGE, INC.,

To

EDWARD C. SIMS, JR., ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value property (whichever is greater) is $ 15,100.00 This is equal to ... would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 5th day of October, 1970

A.M.Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

15,100 - 42.76

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

A 9 2 5 8 2

IDENTIF. REFERENCE

OCT 8 2 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-8[illegible]	CONV	15,100.00				
OCT-8[illegible]	S'TAX		A*	39.26		
OCT-8[illegible]	PR'FEE		A*	.50		
OCT-8[illegible]	W'DEED		A*	3.00	*	42.76