BOOK 4473 PAGE 825

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,550.00

(Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF December, 1970.

Notary Public

MY COMMISSION EXPIRES: 12/16/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Simmons (NAME)	J. I. KISLAK MORTGAGE CORPORATION OF FLORIDA (NAME)	
3429 Dakota Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map. 92-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	Par. 433

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, Harpeth-South, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Simmons and wife, Peggy J. Simmons

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:

Land in Davidson County, Tennessee, being Lot No. 152 on the Map of Hortense Place as of record in Book 161, page 167, Register's Office for said County.

SAID Lot No. 152 fronts 50 feet on the south side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Harpeth-South, Inc., by deed from Carl S. Hasty and wife, Eva R. Hasty, of record in Book 4432, page 425, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 3429 (House Number) Dakota Avenue (Street) Nashville, Tennessee (P. O. Address) (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.

In witness whereof, HARPETH-SOUTH, INC., has caused this instrument to be executed by its duly authorized officer, this the 30th day of December, 1970.

HARPETH-SOUTH, INC.

BY Charles C. Brown, Jr., Pres.

STATE OF TENNESSEE
Davidson County

BOOK 4473 PAGE 826

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, 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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles C. Brown, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President respectively of the Harpeth-South, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles C. Brown, Jr. as such President

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of December, 19 70

My commission expires 12/12/73

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE
DAVIDSON COUNTY

B 0 2 0 1 2

WARRANTY DEED

FROM

HARPETH-SOUTH, INC.

TO

DAVID M. SIMMONS, ET UX

IDENTIF. REFERENCE

JAN 14 3 32 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to Simmons
3429 Dakota Ave
Nashville, Tenn

JAN 14 71	CONV	16,550.00			
JAN 14 71	S TAX		A*	42.90	
JAN 14 71	PR FEE		A*	.50	
JAN 14 71	W DEED		A*	3.00	* 46.40