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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,900.00

Alan L. Saturn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1971.

W. W. Williams
Notary Public

MY COMMISSION EXPIRES: Aug. Regular
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, 1822 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Simmons et ux (NAME)	J. I. Kislak Mtg. Corp. of Fl (NAME)	
5108 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	MAP- 91-7
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Miami, FL 33131 (CITY) (STATE) (ZIP)	PARC. 191

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, BILLIE RHEA JENKINS and wife MAUDEAN JENKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH B. SIMMONS and wife ONEAL 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. 1019 and the east 17 1/2 feet of Lot No. 1021 , of Block 173, Plan No. I, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot 1019 and part of said Lot 1021 adjoin and front together 42 1/2 feet on the north side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Billie Rhea Jenkins and wife Maudean Jenkins by deed from Wellon F. Garner and wife, Lucy D. Garner, of record in Book 3251, page 437, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5108 (House Number) Kentucky Ave., (Street) Nashville, (P. O. Address) TN (City or Town) 37209 (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 27th day of January, 19 71

X Billie Rhea Jenkins

X Maudean Jenkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Frank L Lacey, a Notary Public in and for said County and State, the within named BILLIE RHEA JENKINS and wife MAUDEAN JENKINS

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 27th day of January 19 71

Commission expires 2-3-74

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

BILLIE RHEA JENKINS and wife

MAUDEAN JENKINS

TO

JOSEPH P. SIMMONS and wife

ONEAL SIMMONS

B 03310

IDENTIF. REFERENCE

JAN 28 1 43 PM '71

FELIX A. ANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN28??	CONV	*8,900.00				
JAN28??	S'TAX		A*	23.14		
JAN28??	PR'FEE		A*	.50		
JAN28??	W'DEED		A*	3.00	*	26.64