This instrument prepared by
CLYDE PAUL HOLT, JR.
1403 Parkway Towers
Nashville, Tenn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4480 PAGE 956	MAP PARCEL NUMBERS
Edna R. Simmons	SAME	
(NAME)	(NAME)	Map 62-13
4022 Moss Rose Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 110
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by EDNA R. SIMMONS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I

VIVIAN W. JOYNER

have this day bargained and sold, and do hereby transfer and convey unto the said

EDNA R. SIMMONS

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County , Tennessee, being Lot No. 2 on the Map of B. E Woodard's Subdivision, as of record in Book 974, pages 94 and 95, Register's Office for said County.

SAID Lot No. 2 fronts 100 feet on the northeasterly side of Moss Rose Drive and runs back 400 feet on the southeasterly line and 402 feet on the northwesterly line to low water mark of Cumberland River, measuring 100 feet, more or less, thereon.

BEING the same property conveyed to Edward O. Joyner and wife, Vivian W. Joyner, by deed from Willie J. Davenport and wife, Eva Mai Davenport, of record in Book 3762, page 587, Register's Office for Davidson County, Tennessee. The said Edward O. Joyner having since died.

This conveyance is made subject to plan of record in book 974, page 94, said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Moss Rose Drive, a 20-foot permanent and a 10-foot temporary construction easement granted Metropolitan Government of Nashville and Davidson County, Tennessee for Sanitary sewers and/or drainage, of record in book 4199, page 516 RODC, an easement for flowage, etc. granted to the U. S. A. by instrument of record in book 2246, page 297 RODC, easement for flow of Cumberland River, restrictive covenants of record in book 1117, p.669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 29,000.00

Subscribed and sworn to before me, this the 19th day of February 19 71

Affiant

My commission expires: 5-12-74 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4022 Moss Rose Drive, Nashville
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

EDNA R. SIMMONS

her *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for current taxes.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* EDNA R. SIMMONS

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 18th *day of* February, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vivian W. Joyner
VIVIAN W. JOYNER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Vivian W. Joyner

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 18th *day of* FEbruary, *19* 71.

Notary Public

Commission expires 5-12-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ..... this ..... day of ....., 19.....

Notary Public

Commission expires .....

Please Return To:
Entrekin, Johnson & Holland
1403 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

FROM

VIVIAN W. JOYNER

TO

EDNA R. SIMMONS

B 0 5 2 6 6

IDENTIF. REFERENCE

FEB 19 12 51 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 19 71	CONV	29,000.00			
FEB 19 71	S'TAX		A*	75.40	
FEB 19 71	PR'FEE		A*	.50	
FEB 19 71	W'DEED		A*	3.00	* 78.90

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE