BOOK 4508 PAGE 308

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$13,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 1971

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Britton (NAME)	Mortgage Associates, Inc. (NAME)	8DA-07785
1714 Simpkins Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	81-6
Nashville, Tennessee (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	290

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, J. B. Cripps and Javin B. Cripps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Britton

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:

BEING Lot No. 4 on the John A. Bells Subdivision of the Mary J. Fox Land as shown in Book 332, page 41, Register's Office, Davidson County, Tennessee..

SAID Lot No. f fronts 50.0 feet on the northerly side of Simpkins Street (also spelled Simkins Street and formerly "E" Street) and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to J. B. Cripps and Javin B. Cripps from Walker Casey, Executor, Rolan G. Harvey and Russell A. Harvey, sole heirs of Roberta G. Harvey, deceased and per will of record in Will Book 98, page _____, Probate Court Clerk's Office, Davidson County, Tennessee, of record in Book 4473, page 811, Register's office, Davidson County, Tennessee.

This is { unimproved / improved (X)} property, known as 1714 Simpkins Street, Nashville, Tennessee
(House Number) (Street) (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.

Witness our hand s this 12th day of May, 19 71

J. B. Cripps

Javin B. Cripps

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named J. B. Cripps and Javin B. Cripps

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 12th day of May 1971.

Commission expires 5/10/75

W. K. Georgas, Jr.
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 J. B. CRIPPS AND JAVIN B. CRIPPS

TO DOROTHY BRITTON

B 17692

IDENTIF. REFERENCE

JUN 7 9 26 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

File Box #3

JUN-7[illegible]	CONV	13,900.00				
JUN-7[illegible]	S TAX		A*	36.14		
JUN-7[illegible]	PROFEE		A*	.50		
JUN-7[illegible]	MDEED		A*	3.00	*	39.64