FORM NO. WD-1

BOOK 4508 PAGE 534

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Hugh Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 71.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: May 15, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh Young (NAME)	Hugh Young (NAME)	
5860 Eaton Creek Road (STREET ADDRESS OR ROUTE NUMBER)	5860 Eaton Creek Road (STREET ADDRESS)	Map 14
Joelton Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Joelton, Tennessee (CITY) (STATE) (ZIP)	Pcl. 16 PW

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, Thomas Rye Simmons and wife, Mary Lou Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugh Young and wife, Virginia Young

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 located in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the the Old Clarksville Highway 245.5 feet from the southwest corner of the A. J. Williams corner, running 586 feet south 83 deg. east to the C. B. Bidwell corner; thence 586 feet north 66 deg. west with the south border of Highway 112 to a stake; thence south 17 deg. east to the center of the old Clarksville Highway.

Being the same property conveyed to Thomas Rye Simmons by deed from A. J. Williams and wife, of record in Book 1675, page 396, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for right of way of Old Clarksville Highway lying within boundaries of premises as herein described.

unimproved ( )
This is improved (X) property, known as _____ (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 4th day of June, 19 71

Thomas Rye Simmons

Mary Lou Simmons

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Thomas Rye Simmons and wife, Mary Lou Simmons

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 4th day of June 19 71

Commission expires May 15, 1973

Jo Ann Smith
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
Thomas Rye Simmons and wife,

Mary Lou Simmons

TO
Hugh Young and wife,

Virginia Young

B 17783

IDENTIF. REFERENCE

JUN 7 1 58 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-71	CONV	22,000.00			
JUN-71	S TAX		A*	57.20	
JUN-71	PR FEE		A*	.50	
JUN-71	RDEED		A*	3.00	* 60.70