BOOK 4522 PAGE 58

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Sims, et ux	Security Federal Savings & Loan	
(NAME)	(NAME)	
1255 Saxon Drive	500 Union Street	FH 23310
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	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, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4335, page 9, Register's Office for Davidson County, Tennessee.

We, Walter Vincent and wife, Ann S. Vincent,

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Sims and wife, Frances B. Sims, their ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 30 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County.

Said Lot No. 30 fronts 140 feet on the southeasterly side of Saxon Drive and extends back 350 feet on the northeasterly line and 300 feet on the southeasterly line to a dead line which is a broken line measuring 313.9 feet thereon.

Being the same property conveyed to Walter Vincent and wife, Ann S. Vincent, by deed from Estes-Taylor Company, a Tennessee corporation, of record in Book 4271, page 462, Register's Office for said County.

This conveyance is made subject to setback line, easement, and conditions of owners certificate as shown on plan of record in Book 3700, page 130, and restrictive covenants contained in instrument of record in Book 4145, page 8, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 21 day of July 19 71

Affiant

My commission expires: July 1 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1255 Saxon Drive (House Number) (Street) Nashville, Tennessee 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 James R. Sims and wife, Frances B. Sims, their ~~successors~~ heirs and assigns forever. We covenant that we are 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 as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James R. Sims and wife, Frances B. Sims, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21 day of July, 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.

Walter Vincent

Ann S. Vincent

This Instrument Was Prepared By

Dewey Pedigo Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature], *a Notary Public in and for said County and State,* Walter Vincent and wife, Ann S. Vincent,

the within named 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* 21 *day of* July, *19* 71

[signature] *Notary Public*

Commission expires Feb 1, 1972

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 .....

WARRANTY DEED

FROM

WALTER VINCENT, ET UX

TO

JAMES R. SIMS, ET UX

B 23763

IDENTIF. REFERENCE

JUL 21 2 01 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 21 71	CONV	45,000.00			
JUL 21 71	S'TAX		A*	117.00	
JUL 21 71	PR'FEE		A*	.50	
JUL 21 71	W'DEED		A*	4.00	* 121.50

Compliments of

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Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
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Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON