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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 $ 16,126.75

W. L. Simpkins, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 1971.

Carolyn Tinches
Notary Public

MY COMMISSION EXPIRES: November 1, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie L. Warick (NAME)	1st Federal Savings & Loan (NAME)	10D 34310
1249 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Map 41 7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 40

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, W. L. SIMPKINS, Jr. and wife, CATHERINE M. SIMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSIE L. WARICK and wife, OPAL C. WARICK

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 the 10th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of Division of the K. J. Morris Lands, of record in Book 57, page 49, Register's Office for said County, and being the northwesterly part of Lot No. 36 on the unrecorded Plan of Hickory Acres Subdivision and described according to a copy of a survey thereof made by T. R. Sanford, Surveyor, described as follows:

BEGINNING at a point in the southwesterly margin of Old Hickory Boulevard 65 feet north from the corner of Lots Nos. 36 and 37, said point being the north corner at a part of said lot conveyed to Orman C. Cherry and wife; thence with Cherry's northerly line, southwesterly 340.7 feet to a point; thence north 85.2 feet to the corner of Lots Nos. 35 and 36; thence with the line between said lots, northeasterly 285.5 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, southeasterly 65 feet to the point of beginning.

BEING the same property conveyed to W. L. Simpkins, Jr. and wife, Catherine M. Simpkins by deed from Dobson & Johnson, Inc., of record in Book 3182, page 75, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First Federal Savings and Loan Association of record in Book 3684, page 589, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1249 Old Hickory Boulevard, 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 17th day of August, 19 71

W. L. Simpkins, Jr.

Catherine M. Simpkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. L. Simpkins, Jr. and wife, Catherine M. Simpkins

the bargainors, 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 17th day of August 19 71

Commission expires November 1, 1972

Carolyn Tankard
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) (his oath) acknowledged (themselves) (himself) 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

W. L. SIMPKINS, JR. ET UX

TO

JESSIE L. WARICK ET UX

B 27240

IDENTIF. REFERENCE

AUG 17 2 38 PM '71

FELIX Z. NELSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 17 71	CONV	16,126.75			
AUG 17 71	S'TAX		A*	41.86	
AUG 17 71	PR'FEE		A*	.50	
AUG 17 71	W'DEED		A*	4.00	* 46.36