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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earline Taylor Sims (NAME)	(same) (NAME)	Map 71-16 Par. 335
1206 - North 7th Street (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	(same) (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00)

Ten and no/100 - *DOLLARS*

cash in hand paid by Earline Taylor Sims, receipt of which is hereby acknowledged and for other good and valuable consideration, I, Johnnie B. Ogleton, a single person,

SEP 10 75 CONV *5,000.00
SEP 10 75 S'TAX A* 13.00
SEP 10 75 PR'FEE A* .50
SEP 10 75 W'DEED A* 8.00 * 21.50

have bargained and sold, and by these presents do transfer and convey unto the said Earline Taylor Sims

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 193 and all of Lots Nos. 194, 195, 196 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said part of Lot No. 193 and all of Lots Nos. 194, 195 and 196 front together 100 feet on the westerly side of North Seventh Street and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Ewing O. Harper, Jr., and Julia L. Mallernee by deed from K. J. Holt and wife, Reba Holt, of record in Book 3649, page 351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Plan of Record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greene Sims, et al as of record in Book 3676, page 42, R.O.D.C., Tennessee.

Being the same property conveyed to me by Greene Sims, et ux, et al as of record in Book _____, page _____, R.O.D.C., Tennessee.

This instrument prepared by:
Coyness L. Ennix, Sr., Attorney
Suite 427 Morris Memorial Bldg.
330 Charlotte Ave.
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $5,000.00.

Earline Taylor Sims
AFFIANT

Subscribed and sworn to before me, this the 9th day of September, 1971.

Notary Public

NOTARY PUBLIC

My commission expires: May 25, 1975

unimproved ( )
This is improved (X) property, known as 1206 (House Number) North 7th (Street) Street, Nashville, Tennessee 37207 (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earline Taylor Sims *her heirs and assigns, forever.*

And I *do covenant with the said* Earline Taylor Sims *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except a purchase money indebtedness owed on said property in an amount totaling approximately ($5,000.00), the original amount being set out in an Installment Deed as of Record in Book 3676, page 42, R.O.D.C., Tennessee, which the purchasor assumes and agrees to pay.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Earline Taylor Sims, her *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 9th *day of* September, *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.*

Johnnie B. Appleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis E. Hiter, *a Notary Public in and for said County and State, the within named* Johnnie B. Ogleton, *the bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 9th *day of* September, *19* 71.

Janis E. Hiter, *Notary Public.*

Commission Expires May 25, 1975

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ....., *the bargainor, with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19* .....

....., *Notary Public.*

Commission Expires .....

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 .....



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WARRANTY DEED

FROM

Johnnie B. Ogleton,

a single person

TO

Earline Taylor Sims

B 3005 3

IDENTIF. REFERENCE

SEP 10 11 39 AM '71

FELIX A. DAVIDSON REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE