BOOK 4559 PAGE 906

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 71.

Notary Public Harold Reeves

MY COMMISSION EXPIRES: 11/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Simmons, Jr. James D. Simmons, Sr. (NAME)	Same (NAME)	62-13 Map
4022 Moss Rose Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	88 Parcel
Nash Tenn 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15 D

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, Silas Austin Pate and wife, Joyce W. Pate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Simmons, Jr. and James D. Simmons, Sr.

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 part of the Lot No. 22 on the George I. Waddey Subdivision, of the W. N. Morgan 18.25 acre tract, of record in Book 843, Page 101, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of Claypool Street, now Moss Rose Drive, 10 feet South of the corner of Lots Nos. 22 and 26A; thence westerly 147 feet, more or less, to the southwest corner of Lot No. 26-A; thence westerly with the northerly line of Lot No. 22, 146.8 feet to the northeast corner of Lot No. 11; thence with the line between lots Nos. 11 and 22 southerly 100 feet to the corner of Lot No. 21; thence with the line between Lots Nos. 21 and 22, easterly 250 feet to the West margin of Claypool Street; thence with the margin of the same, northerly 94 feet to the beginning.

BEING the same property conveyed to Silas Austin Pate and wife, Joyce W. Pate by deed from Doyle L. Neeley and wife, Emma K. Neeley of record in Book 3970, Page 961, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4119 Moss Rose Drive, Nashville, Tennessee 37215
(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 29th day of November, 19 71.

Silas Austin Pate
Silas Austin Pate

Joyce W. Pate
Joyce W. Pate

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 Silas Austin Pate Et ux Joyce W. Pate

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 29th day of November A 71

Commission expires 11/12/72

Harold Reeves
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

SILAS AUSTIN PATE ET UX

JOYCE W. PATE

TO

JAMES D. SIMMONS, SR. and

JAMES D. SIMMONS, JR.

B 40788

IDENTIF. REFERENCE

DEC 9 1 45 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #2

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

DEC-9- CONV *6,000.00
DEC-9- STAX A* 15.60
DEC-9- RFEE A* .50
DEC-9- MTGFEE A* 4.00 * 20.10