This instrument prepared by: Robert H. Polk, Attorney, 411 Stahlman Bldg., Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie Simmons (NAME)	Same	12-W
904 43rd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4571 PAGE 756 (STREET ADDRESS)	6984
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and 00/100------------------------------ ---------------------- ($1.00) ------------------------------ *DOLLARS* cash in hand paid by Willie Simmons and wife, Mary Elizabeth Simmons, the receipt of which is hereby acknowledged and for the further consideration of the assumption by the Grantees of the balance due on a note secured by a deed of trust of record in Book 4302, page 142, R.O.D.C., Tennessee, said balance being $1,899.82, as of the date of this instrument.

I, Oliver Cross, widower,

have bargained and sold, and by these presents do transfer and convey unto the said Willie Simmons and wife, Mary Elizabeth Simmons

their *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 Lots Nos. 23 and 24 in the Subdivision of Blocks "O" & "P", Plan No. 3, West Nashville, as of record in Book 161, page 9, Register's Office for said County.

Said Lots Nos. 23 and 24 front 25 feet each on the easterly side of 43rd Avenue North, formerly 2nd Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Oliver Cross and wife, Cornelia Cross, by deed from Clara Adams and husband, of record in Book 954, page 512, Register's Office for Davidson County, Tennessee. The said Cornelia Cross having since died.

This is unimproved ( ) improved (x) property, known as 904 (House Number) 43rd Avenue North, (Street) Nashville, (P. O. Address:) Tennessee (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 Willie Simmons & wife, Mary Elizabeth Simmons,

their *heirs and assigns, forever.*

And I *do covenant with the said* Willie Simmons & wife, Mary Elizabeth Simmons *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 by above mentioned and assumed deed of trust.

And I, Oliver Cross, widower,

do further covenant and bind myself, my *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.*

Witness my *hand this* 23rd *day of* December, *19*71.

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

x Oliver Cross

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rolande R Quintin, a Notary Public in and for said County and State, Oliver Cross

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 23rd day of December 19 71.

Rolande R Quintin
Notary Public

My Commission expires 11-13-73

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2850.00. Affiant Mrs Donald Taylor

Subscribed and sworn to before me this 25th day of January 1972

Deputy Register J. Hood

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

OLIVER CROSS

TO

WILLIE SIMMONS, ET UX

B 4 6 1 8 5

IDENTIF. REFERENCE

JAN 25 9 28 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN25 72	CONV	*2,850.00			
JAN25 72 ST TAX			A*	7.28	
JAN25 72 PO FEE			A*	.50	
JAN25 72	W DEED		A*	4.00	* 11.78

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

mail to: S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Slick Office Bldg.
Nashville, Tenn.