This instrument prepared by Harry M. Boyko, Jr., Attorney at Law, 308 Cavalier Building, Nashville, Tenn. 37205

WARRANTY DEED

mail to Grantee

BOOK 4611 PAGE 305

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Simpkins, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	
140 Cheek Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	130-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	53 Pwl

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, receipt of which is hereby acknowledged,

Charlie Y. Franks and wife, Marie Pewitt Franks

have this day bargained and sold, and do hereby transfer and convey unto the said John M. Simpkins and wife, Sally C. Simpkins, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "B" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 62, Register's Office for said County, described as follows:

Beginning on the northerly margin of Cheek Road, at the corner of Lots Nos. 1 and 2; thence with said road, westwardly 131 feet to the beginning of a curve; thence around said curve, northwestwardly 31.42 feet to the easterly margin of Cross Hill Road; thence with said road, northwardly 180 feet to the southwest corner of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 21, eastwardly 151 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 200 feet to the beginning. BEING THE SAME PROPERTY conveyed to Charlie Y. Franks and wife, Marie Pewitt Franks by deed from Ray E. Garrett and wife, Ruth F. Garrett, of record in Book 1877, Page 475, R.O.D.C.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $32,500.00

Subscribed and sworn to before me, this the 16th day of June 1971

My commission expires My Commission Expires AUG. 9, 1975 (Affix Seal)

Affiant: John M Simpkins

Notary Public: Earlene T. Ormsby

This is (unimproved ( ) improved (X)) property, known as 140 Cheek Road, Nashville, Tennessee (House Number) (Street) 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 John M. Simpkins and wife, Sally C. Simpkins, 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John M. Simpkins and wife, Sally C. Simpkins, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 16th *day of* June, 1972., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charlie Y. Franks

Charlie Y. Franks

Marie Pewitt Franks

Marie Pewitt Franks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Earline T. Ormsby

Personally appeared before me, ... *a Notary Public in and for said County and State,* Charlie Y. Franks and Marie Pewitt Franks .....

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* 16th *day of* June, *19* 72

Earline T. Ormsby *Notary Public*

My Commission Expires AUG. 9, 1975

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 .....

JUN 16 72 CONV 32,500.00
JUN 16 72 S TAX A* 84.50
JUN 16 72 PR FEE A* .50
JUN 16 72 WDEED A* 4.00 * 89.00

020,190-9

WARRANTY DEED

FROM
Charlie Y. Franks etux

TO
John M. Simpkins et ux

B 63896 T

IDENTIF. REFERENCE

JUN 16 2 31 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE