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FORM NO. WD-1

15,350

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,423.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 72

Notary Public

MY COMMISSION EXPIRES: August 14, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Atty. 3311 Gallatin Road Nashville, Tennessee 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Simmons Jr. (NAME)	James D. Simmons Jr. (NAME)	Map 72-7
2460 Fairbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	2460 Fairbrook Drive (STREET ADDRESS)	Parcel 166
Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	

mail to

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, Richard C. Boyle and wife, Patricia H. Boyle~~ and the assumption by the grantees of of a first mortgage of $13, 813.95 payable to First and MidSouth Mortgage Company, we, Richard C. Boyle and wife, Patricia H. Boyle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Simmons Sr. and James D. Simmons Jr.

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 11th Civil District of Davidson County, Tennessee, being Lot No. 48 on the Map of Kenmore Place of record in Book 332, pages 32 and 33, Register's Office for said County.

Said Lot No. 48 fronts 100 feet on the northerly side of McGavock Pike, formerly Maxey Land, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Richard C. Boyle by deed from Robert C. Weaver, Secretary of Housing and Urban Development, of Washington, D. C. acting by and through the Federal Housing Commissioner, said deed being of record in Book 4190, pags 72 and 73, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1233 McGavock Pike, Nashville, Tennessee 37216
(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 23rd day of December, 19 72

Richard C. Boyle

Patricia H. Boyle

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Richard C. Boyle and wife, Patricia H. Boyle

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 23rd day of December 19 72

Commission expires August 14, 1976

Paul G. Blankenship
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

TO

B 8 9 0 4 9

IDENTIF. REFERENCE

DEC 27 1 49 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 27 72	CONV	21,423.95			
DEC 27 72	S'TAX		A*	55.64	
DEC 27 72	PR'FEE		A*	.50	
DEC 27 72	W'DEED		A*	4.00	* 60.14