BOOK 4671 PAGE 941 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,892.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January, 1973.

Notary Public

MY COMMISSION EXPIRES: 2/4/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Simmons (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	6DA 58259
472 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 133 11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 69

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 I, NELLIE SECREST GASSER ELMORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. SIMMONS and wife, GLENDA C. SIMMONS

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 Davidson County, Tennessee, being Lot No. 2 on the Plan of Valley View Meadows, Section One, of record in Book 3500, page 69, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 91.65 feet on the northerly margin of Paragon Mills Road and fronts 65 feet on the westerly margin of DeWain Drive, said frontages being joined by a curve having a length of 36.54 feet, and extends back 117.08 feet on the westerly line and 153.81 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Nellie Secrest Gasser, now Elmore, by deed from Randall Phillips Builders, Inc., of record in Book 3826, page 300, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Kimbrough-Kavanaugh and Associates of record in Book 3826, page 302, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is made subject to Restrictions of record in Book 3673, page 439, said Register's Office and the Plan of record in Book 3500, page 69, said Register's Office.

This is { unimproved / X improved } property, known as 472 Paragon Mills Road, Nashville, Tennessee 37211
(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 my hand this 12 day of January, 1973

Nellie Secrest Gasser Elmore

Nellie Secrest Gasser Elmore

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 Nellie Secrest Gasser Elmore

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 12 day of January, 19 73

Commission expires 2/4/76

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

NELLIE SECREST GASSER ELMORE

TO

JAMES L. SIMMONS ET UX

B 9 1 0 6 2

IDENTIF. REFERENCE

JAN 15 8 16 AM '73

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

JAN 15	CONV	23,892.81			
JAN 15	S'TAX		A*	62.1[illegible]	
JAN 15	PW'FEE		A*	.50	
JAN 15	W'DEED		A*	4.00	* 66.64

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

PLEASE RETURN TO CARRIAGE HILL, REALTORS, 213 PEWITT DR., BRENTWOOD, TENN. 37027