Prepared by:
Thomas M. Black
223 Madison St. Madison, Tenn.

BOOK 4680 PAGE 61

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRS. RUBY B. SIMMONS (NAME)	SAME (NAME)	
412 ALTA LOMA ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25-16
GOODLETTSVILLE, TENN. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	67 Part

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

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

J. L. NEWMAN AND WIFE, WILDA NEWMAN,

have this day bargained and sold, and do hereby transfer and convey unto the said

MRS. RUBY B. SIMMONS, her

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

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Goodlettsville Heights, Section 4, as of record in Book 2133, page 43, Register's Office for said County.

Said Lot No. 51 fronts 132 feet on the easterly side of Alta Loma Road and runs back 386.6 feet on the northerly line and 374.8 feet on the southerly line, to a dead line, measuring 90 feet thereon.

Being the same property conveyed to J. L. Newman and wife, Wilda Newman by deed from Thomas Ray Wilson and wife, Sheila Joyce Wilson, of record in Book 4402, page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2147, page 53; easements and setback lines of record; all said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,400.00

Subscribed and sworn to before me, this the 8th day of February, 19 73.

My commission expires: 11-12-75 (Affix Seal)

Affiant: x Ruby B. Simmons

Notary Public: Thomas M. Black

This is improved ( ) unimproved (X) property, known as 412 Alta Loma Road, Goodlettsville, 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

grantee, her

(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.*, except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 8th *day of* February, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x J. L. Newman

x Wilda Newman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* J. L. NEWMAN and wife, WILDA NEWMAN,

the within named bargainors, 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 Madison, Tennessee *this* 8th *day of* February, *19* 73.

Notary Public

Commission expires 11-12-75

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 _____

FEB-73	CONV	22,400.00			
FEB-73	S'TAX		A*	58.24	
FEB-73	PR'FEE		A*	.50	
FEB-73	W'DEED		A*	4.00	* 62.74

WARRANTY DEED

FROM
J. L. NEWMAN, ET UX
TO
MRS. RUBY B. SIMMONS

B 9 4 3 2 6

IDENTIF. REFERENCE

FEB 9 3 20 PM '73

DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS