BOOK 1682 PAGE 109 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,550.00

William O. Simpkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 1973

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Allen, III, et ux	Noel-Palmer Mortgage Co.	MAP 83-10-24
(NAME)	(NAME)	
	Stahlman Building	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tenn. 37201	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Doreene D. Simpkins and husband, William O. Simpkins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Allen, III and wife, Rebecca E. Allen,

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. 234, the northerly 15 feet of Lot No. 233 and the southerly 10 feet of Lot No. 235, on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office Davidson County, Tennessee.
SAID Lot No. 234 and parts of Lots Nos. 233 and 235 front together 55 feet on the westerly side of Rudolph Street and run back between parallel lines 128 feet to an alley.
BEING the same property conveyed Doreene D. Simpkins by deed from Arland Frank Kidd et ux, of record in Book 4608, Page 23, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 402 Rudolph Avenue, Nashville, Tennessee 37206
(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 9th day of February, 19 73.

Doreene D. Simpkins
Doreene D. Simpkins

William O. Simpkins
William O. Simpkins

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 Doreene D. Simpkins and husband, William O. Simpkins,

the 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 Nashville, Tennessee, this 9th day of February, 1973.

Commission expires 8-3-74

E. P. Edwards
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
Doreene D. Simpkins et vir

TO
James T. Allen, III, et ux

B 9 5 3 2 2

IDENTIF. REFERENCE

FEB 20 3 30 PM '73

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB20 73	CONV	11,550.00				
FEB20 73	S'TAX		A*	29.90		
FEB20 73	PR'FEE		A*	.50		
FEB20 73	W'DEED		A*	4.00	*	34.40