BOOK 4695 PAGE 596

This instrument was prepared by
LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James V. Simmons, III and wife Donna Susan Simmons	Fidelity Federal Savings & Loan Association	53-5
Lot 64 Sequoia Valley Sub. (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	2nd

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

cash in hand paid by James V. Simmons, III and wife Donna Susan Simmons, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, Gene E. Tidwell and wife Bobbie J. Tidwell

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES V. SIMMONS, III ET UX DONNA SUSAN SIMMONS, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 64 on Plan of Sequoia Valley, Section II, of record in Book 3700, page 114, Register's Office for said County.

Being the same property conveyed to Gene E. Tidwell and wife Bobbie J. Tidwell by deed from H. Jere Ford, Trustee, of record in Book 4583, page 124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4047, page 877, Register's Office for Davidson County, Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 3700, page 114, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $29,000.00

Subscribed and sworn to before me, this the 4th day of April 19 73

Affiant James V. Simmons III

My commission expires: 11-3-76 (Affix Seal)

Notary Public J. F. Bledsoe

This is (unimproved / improved) property, known as Lot 64, Sequoia Valley Subdivision, Nashville, Tenn.
(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 James V. Simmons, III and wife Donna Susan Simmons, 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, our heirs and representatives, to warrant and forever defend the title to said real estate to said James V. Simmons, III and wife Donna Susan Simmons, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 4th day of April, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gene E. Tidwell

Bobbie J. Tidwell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. F. Bledsoe, *a Notary Public in and for said County and State,* Gene E. Tidwell et ux Bobbie J. Tidwell

the within named bargaSor....., 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* 4th *day of* April, 73

J. F. Bledsoe
Notary Public

Commission expires 11-3-76

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.....

APR-5	CONV	29,000.00				
APR-5	S'TAX		A*	75.40		
APR-5	PR'FEE		A*	.50		
APR-5	W'DEED		A*	4.00	*	79.90

01-065131-6

WARRANTY DEED

FROM
GENE E. TIDWELL ET UX

TO
JAMES V. SIMMONS, III ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 0 1 2 7 4

IDENTIF. REFERENCE

APR 5 3 14 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE