THIS INSTRUMENT WAS PREPARED BY: DAVID RUTHERFORD, ATTY., NASHVILLE, TENN.

WARRANTY DEED

BOOK 4710 PAGE 3

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DOUGLAS J. SIMPSON	SECURITY FEDERAL SAV. & LOAN ASSN.	Map 103-10
(NAME)	(NAME)	
5710 VINERIDGE DRIVE	500 UNION STREET	Par. 53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37205	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid and other good and valuable consideration paid by the grantees, the receipt of which is hereby acknowledged.

I, Blanche Gellert

have this day bargained and sold, and do hereby transfer and convey unto the said
Douglas J. Simpson and wife, Judy C. Simpson,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Brookside Courts, Addition No. 4, Section 4, as of record in Book 2083, page 59, Register's Office for said County.

Said Lot No. 68 fronts 80 feet on the westerly side of Vineridge Drive and runs back 167.8 feet on the northerly line and 227.4 feet on the southerly line to a dead line measuring 99.9 feet thereon.

Being the same real property conveyed to Blanche Gellert, by deed from Mrs. Bonnie Barnes Burton, of record in Book 4664, page 441, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 2015, page 56, Register's Office for Davidson County, Tennessee and also subject to plan of record in Book 2083, page 59, Register's Office for said County, which shows a 30 foot minimum building setback line from Vineridge Drive, a 10 foot easement for public utilities and a 10 foot sewer easement across rear of lot

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 22nd day of May 19 73

Affiant L. L. Burch

My commission expires: August 2, 1976 (Affix Seal)

Notary Public Patrick J. McHugh

This is unimproved ( ) improved ( ) property, known as 5710 Vineridge Drive (House Number) (Street) Nashville, Tenn. 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
Douglas J. Simpson and wife, Judy C. Simpson,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *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 for the 1973 taxes which have been prorated and assumed by the grantees herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Douglas J. Simpson and wife, Judy C. Simpson, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 22nd day of May, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Blanche Gellert

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, Blanche Gellert

the within named 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 22nd day of May, 19 73

Patrick J McGuigan Notary Public

Commission expires August 2, 1976

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.....

MAY23 73	CONV	20,000.00				
MAY23 73	S'TAX		A*	52.00		
MAY23 73	PR'FEE		A*	.50		
MAY23 73	W'DEED		A*	4.00	*	56.50

WARRANTY DEED

FROM

BLANCHE GELLERT

TO

DOUGLAS J. SIMPSON ET UX

File: Security Federal

C 0 7 8 2 2

IDENTIF. REFERENCE

MAY 23 2 28 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 256-2656
NASHVILLE, TENNESSEE