MAIL TO: Randolph Co., Realtors, 17th Fl. 3rd National Bank, Nashville Tenn.

BOOK 4724 PAGE 68 Return to: THIRD NATIONAL BANK

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

James T. Magruder and wife,

Frances C. Magruder

TO

James R. Sims and wife,

Mary J. Sims

For draftsman's use

PREPARED BY:

Marbut Glenn Gaston, Jr.
Attorney
17th Floor, 3rd National Bank
Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Sims (NAME) | same (NAME) | 144-15 |
| 2105 Timberwood Pl. (STREET ADDRESS OR ROUTE NUMBER) | same (STREET ADDRESS) | 4 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | same (CITY) (STATE) (ZIP) | PM |

C 13587

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUL 2 10 59 AM '73

DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June 19 73

Notary Public

MY COMMISSION EXPIRES: 4-27-1977

(AFFIX SEAL)

For and in Consideration of the sum of $10.00 and no/100---------- DOLLARS

Cash in hand paid by James R. Sims and wife, Mary J. Sims, receipt of which is hereby acknowledged.

Therefore, we, James T. Magruder and wife, Frances C. Magruder have bargained and sold, and by these presents do transfer and convey unto the said James R. Sims and wife, Mary J. Sims 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. 10 on the Plan of Highland Court, as of record in Book 2330, page 82, Register's Office for said County.

Said Lot No. 10 fronts 146 feet on the southerwesterly side of Timberwood Place and extends back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to James T. Magruder and wife, Frances C. Magruder, by deed from Hazel Poe, of record in Book 4518, page 177, Register's Office for Davidson County, Tennessee.

WD-2

This is unimproved ( ) improved ( ) property, known as 2105 Timberwood Pl., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Sims and wife, Mary J. Sims their heirs and assigns, forever.

And we do covenant with the said James R. Sims and wife, Mary J. Sims 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.

And we, James T. Magruder and wife, Frances C. Magruder do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James R. Sims and wife, Mary J. Sims their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29 day of June, 19 73.

James T. Magruder

Frances C. Magruder

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named James T. Magruder and wife, Frances C. Magruder 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, Tenn. Tennessee, this 29th day of June, 19 73.

Ruth Randolph, Notary Public.

Commission expires April 27, 1977

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 himself to be ..... of 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 himself as .....

JUL-2? CONV 45,950.00
JUL-2? STAX A* 119.34
JUL-2? RECFEE A* 4.00 * 123.84

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....