C 17982

IDENTIF. REFERENCE

AUG 2 4 14 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4733 PAGE 705 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,824.54

Robert D. Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 1973.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dhale Simpson (NAME)	The Lomas & Nettleton Company (NAME)	22W 15750
1609 17th Avenue, S. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 104-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 277

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~~ I, DONALD C. MIKULECKY and wife, Tamera F. Milulecky

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT DHALE SIMPSON and wife, PEGGY SIMPSON

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. 1 on the Map of C. H. Shields' Subdivision of Lot No. 55 in O. B. Hayes' Rokeby Addition, as of record in Book 161, Page 158.

SAID Lot No. 1 fronts 55 3/4 feet on the westerly side of 17th Avenue, south, formerly Addison Street, and runs back between parallel lines, 157.9 feet to an alley.

BEING the same property conveyed to Donald C. Mikulecky by deed from Beatrice S. Mikulecky, of record in Book 4538, page 763, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Lomas & Nettleton Company of record in Book 4506, page 935, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 1609 17th Avenue, South, Nashville, Tennessee
(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 my hand this 30th day of July, 1973

Tamera F. Mikulecky

Donald C. Mikulecky

STATE OF TENNESSEE
Davidson County

BOOK 4733 PAGE 706

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD C. MIKULECKY

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 19 73

Commission expires 5-1-76

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

MS

WARRANTY DEED

FROM

DONALD C. MIKULECKY ET UX

TO

ROBERT DHALE SIMPSON ET UX

AUG-2[illegible]	CONV	24,824.51			
AUG-2[illegible]	S'TAX		A*	64.48	
AUG-2[illegible]	PR'FEE		A*	.50	
AUG-2[illegible]	W'DEED		A*	4.00	* 68.98

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Book