This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------AND NO/100---------- DOLLARS ($ 10.00),

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof.

Name New Owners:	Send Tax Bills:	Map Parcell
Joel K. Waltenbaugh,Jr.	Lomas and Nettleton	33-12
436 Janette Ave.	20th Floor	Par 116
Nashville, Tennessee	Life and Casualty Tower	PW
	Nashville, Tennessee	

WE, TERRY W. SIMS AND WIFE, JANET SIMS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOEL K. WALTENBAUGH, JR., AND WIFE, KATRINA A. WALTENBAUGH, as tenants by the entirety,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Gateway Subdivision, Section I, of record in Book 3300, Pages 39 and 40, Register's Office for said County.

Said Lot No. 18 fronts 97 feet on the northerly side of Janette Avenue and extends back 95 feet on the westerly line and 168.1 feet on the easterly line to a dead line in the rear on which it measures 122 feet.

BEING the same property conveyed to Terry W. Sims and wife, Janet Sims by deed from Jack R. Thomas as of record in Deed Book 4290, Page 696, Register's Office for Davidson County, Tennessee.

*This is improved property known as 436 Janette Ave. Nashville, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 20th day of August, 19 73.

Terry W Sims
(TERRY W. SIMS)

Janet Sims
(JANET SIMS)

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named TERRY W. SIMS AND WIFE, JANET SIMS

the bargainor(s), 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 Hendersonville, Tennessee, this, the 20th day of August, 19 73

My commission expires: Commission Expires Feb. 24, 1974

Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF Davidson

I, (we) hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $24,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 20 day of August, 1973

My Commission expires:

My Commission Expires Feb. 24, 1974

_____
Notary Public

WARRANTY DEED

From
TERRY W. SIMS, ETUX

To
JOEL K. WALTENBAUGH, JR., ETUX

C 22787

IDENTIF. REFERENCE

SEP 7 8 51 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PREPARED BY:
CARL H. OLDHAM
Attorney at Law
Professional Building
Hendersonville, Tenn.

Mail Jax to Same
142 Y. Main St
Goodlettsville, Tenn.

SEP-7? CONV 24,000.00
SEP-7? STAX A* 62.40
SEP-7? PRFEE A* .50
SEP-7? WDEED A* 4.00 * 66.90

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires: