1325A

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sylvia S. Simmons	Gty. Mtg. Co.	59-5
(NAME) 3052 Buenaview Blvd.	(NAME) 311 7th Ave. North	Par. 126
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ---------- DOLLARS

Clifford J. Warner and Geraldine E. Warner,

OCT 15	CONV	16,900.00			
OCT 15	STAX		A*	43.94	
OCT 15	PBFEE		A*	.50	
OCT 15	WDEED		A*	4.00	* 48.44

have bargained and sold, and by these presents do transfer and convey unto the said Sylvia S. Simmons

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 131 on the Plan of Buena Vista Estates, Section 4 as of record in Book 4300, Page 81, Register's Office for said County.

Said Lot No. 131 fronts 75.0 feet on the northerly side of Buenaview Boulevard, and extends back between parallel lines 135.0 feet to a line in the rear on which it measures 75.00 feet thereon.

Being the same property conveyed to Clifford J. Warner, et ux, by warranty deed from H. Lynn Greer, Jr., Trustee, as of record in the Register's Office of Davidson County, Tennessee in Book 4537, Page 971.

Grantee agrees to assume existing mortgage with Guaranty Mortgage Company of Nashville in the approximate amount of $16,900.

unimproved ( )
This is improved (X) property, known as 3052 Buenaview Blvd., Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 1st day of June, 1973.

Clifford J. Warner

Geraldine E. Warner

Clifford J. Warner
Geraldine E. Warner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State the within named Clifford J. Warner and wife, Geraldine E. Warner

the bargainor 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, this 1st day of June, 1973.

My commission expires ~~My Commission Expires Feb. 12, 1977~~ Notary Public Mary A. Brown

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,900
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary A. Brown

Sworn to and subscribed before me
this 15th day of October, 19 73.

~~My commission expires~~ _____ Notary Public J. Head
Dep Register

This instrument was prepared by:

Jude T. Lenahan, HAYNES, SMITH & LENAHAN, 1601½ Buchanan St., Nashville, TN. 37208

Name Address

WARRANTY DEED

FROM CLIFFORD J. WARNER, ET UX

TO Sylvia S. Simmons

C 27843

IDENTIF. REFERENCE

OCT 15 3 24 PM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219