THIS INSTRUMENT WAS PREPARED BY:
Mr. Jimmy Sims
3804 Nevada Avenue
Nashville, Tennessee 37209

# WARRANTY DEED

BOOK 4763 PAGE 394

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. and Mrs. Charles Daniels, | same | |
| (NAME) | (NAME) | 91-13 |
| Box 202 | Same | 6.17 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 6.00 |
| Franklin, Tennessee | Same | |
| (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 by Charles Daniels and wife, Sherry Daniels, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay two notes described as follows: The first mortgage as of record in Book 2822, Page 159, Register's Office for Davidson County, Tennessee, payable as specified therein; and the second mortgage as of record in Book 4629, Page 170, Register's Office for Davidson County, Tennessee, payable as specified therein.

We, Jimmy Sims and wife, Agnes Sims

*have this day bargained and sold, and do hereby transfer and convey unto the said* Charles Daniels and wife, Sherry Daniels

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly 50 feet of the easterly 150 feet of Block 27 on the Map of Charlotte Park Company's Second Addition extended, as of record in Book 421, page 10, Register's Office for said County.

Said lot fronts 50 feet on the northerly margin of Nevada Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Jimmy Sims and wife, Agnes Sims, by Bill Hall and Kelly Sowers, which deed is of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 9500.00

Subscribed and sworn to before me, this the 29 day of September, 1973

Affiant

My commission expires: 11/6/76 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (XX) property, known as 3804 Nevada Avenue, Nashville, Tennessee
(House Number) (Street) 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*
Charles Daniels and wife, Sherry Daniels
their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles Daniels and wife, Sherry Daniels, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 29th day of September, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Jimmy Sims

x Agnes Sims

BOOK 1763 PAGE 395

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Nashville }

*Personally appeared before me,* Kenneth Kennedy, *a Notary Public in and for said County and State,* Jimmy Sims and wife, Agnes Sims *the within named bargainor....., 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* Nashville *Tennessee, this* 7th *day of* Nov. *19* 73

Kenneth Kennedy *Notary Public*

*Commission expires* Oct. 21, 1974

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*

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV-9 | CONV | *9,500.00 | | | | |
| NOV-9 | S'TAX | | A* | 24.70 | | |
| NOV-9 | PR'FEE | | A* | .50 | | |
| NOV-9 | W'DEED | | A* | 4.00 | * | 29.20 |

**WARRANTY DEED**

FROM
Jimmy Sims, et ux

TO
Charles Daniels, et ux

C 3 1 2 9 4

IDENTIF. REFERENCE

Nov 9 1 09 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

mail to

Compliments of

[illegible]
NASHVILLE, TENN. 37207