BOOK 4784 PAGE 305

WARRANTY DEED

66 - 74864

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Simpson (NAME)	Simpson (NAME)	161 - C
706 Tobyglenn Dr (STREET ADDRESS OR ROUTE NUMBER)	1st Nat'l Co 1st & Simpson (STREET ADDRESS)	115
Nash. Tenn (CITY) (P. O. ZONE) (STATE)	Nash. Tenn (CITY) (ZONE) (STATE)	aj

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollar

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book ____, page _____, Register's Office for said County.

We, Roy D. Anderson and wife, Sandra K. Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said

James W. Simpson and wife, Dorothy R. Simpson

their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 196 on the Plan of Huntington Park, Section 2, as of record in Book 4175, page 108, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Roy D. Anderson and wife, Sandra K. Anderson by deed from William Philip Bryant and wife, Janet Kelley Bryant of record in Book 4784, page 9, 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 $ 33,899.62

Subscribed and sworn to before me, this the 29 day of Jan 19 74

Roy D. Anderson
Affiant

My commission expires: 4-26-76
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is { } unimproved { } improved property, known as 706 Tobyglenn Dr Nashville
(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

James W. Simpson and wife, Dorothy R. Simpson

their 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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

James W. Simpson and wife, Dorothy R. Simpson, their heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 29 day of Jan. 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roy D. Anderson
Sandra K. Anderson

This Instrument Was Prepared By

Phillip Davidson (aj)

The L

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. D. Conley, a Notary Public in and for said County and State, Roy D. Anderson and wife, Sandra K. Anderson the within named 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 Nashville Tennessee. this 29 day of Jan, 1974.

R. D. Conley Notary Public

My commission expires 4-26-74

NOTARY PUBLIC A. CONLEY DAVIDSON COUNTY, TENN.

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 _____

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

JAN30 CONV 33,899.62
JAN30 S'TAX A* 88.14
JAN30 PRFEE A* .50
JAN30 WDEED A* 4.00 * 92.64

WARRANTY DEED

FROM ROY D. ANDERSON, ET UX

TO JAMES W. SIMPSON, ET UX

C 40231

IDENTIF. REFERENCE

JAN 30 12 05 PM '74

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON