BOOK 4784 PAGE 629

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherwin P. Simmons	same	
1100 First Federal Bldg.	(NAME) By	May 103-14
P. O. Box 1102		0 and 85
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Tampa, Florida 33601		80-5702
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----TEN AND 00/100----------($10.00) Dollars, cash in hand paid by Sherwin P. Simmons, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the grantee of the indebtedness described in the deed of trust from Carl S. Simmons and wife, Helen Simmons, to Fidelity Federal Savings and Loan Association, of record in Book 4616, Page 610, Register's Office of Davidson County, Tennessee, we, Carl S. Simmons and wife, Helen Simmons,

have this day bargained and sold, and do hereby transfer and convey unto the said Sherwin P. Simmons, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 14 and all of Lot No. 15 on the Plan of Hillwood Estates, Block "E", as of record in Book 1835, pages 59-60, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Wilsonia Drive at the corner of Lots Nos. 15 and 16; thence with the line between said two lots northwardly 223.3 feet to a point in the southerly line of Lot No. 10; thence with the line between said Lots Nos. 10 and 15 westwardly 70 feet to the corner of Lots Nos. 10, 11 and 15; thence with the line between said Lots Nos. 11 and 15 westwardly 70 feet to the corner of Lots Nos. 14 and 15; thence with the line between said Lots Nos. 11 and 14 westwardly 30 feet to the corner of Lots Nos. 11 and 12; thence southwardly 100 feet, more or less to the northerly margin of said Wilsonia Drive; thence with same eastwardly 150 feet to the beginning.

Being the same property conveyed to Carl S. Simmons and wife, Helen Simmons, by deed from W. H. Criswell Co., Inc., a Tennessee Corporation, of record in Book 4135, Page 138, R.O.D.C.Tenn.

STATE OF Florida
COUNTY OF Hillsboro The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed And sworn to before me, this the 23rd day of January 1974

Affiant

My commission expires: Notary Public, State of Florida at Large
My Commission Expires Apr. 23, 1977

Notary Public

This is unimproved ( ) improved (X) property, known as 222 Wilsonia Drive, 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 Sherwin P. Simmons, his (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. except for 1974 taxes and the indebtedness described above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Sherwin P. Simmons, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd day of January, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carl S. Simmons

Helen Simmons

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B J Wright, a Notary Public in and for said County and State, Carl S. Simmons and wife, Helen Simmons

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 23rd day of Jan, 19 74.

B J Wright
Notary Public

My Commission expires 2/8/74

NOTARY PUBLIC DAVIDSON CO. 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 _____

JAN31 CONV 45,000.00
JAN31 STAX A* 117.00
JAN31 PRTEE A* .50
JAN31 WDEED A* 4.00 * 121.50

WARRANTY DEED

FROM

TO

C40366

IDENTIF. REFERENCE

JAN 31 12 09 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE