BOOK 4808 PAGE 334 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Tom J. Sims, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 23rd DAY OF April 1974.

W. Williams
Notary Public

MY ~~COMMISSION~~ EXPIRES: ~~August 21, 1976~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dennis Wright, Attorney 400 Gallatin Rd., No., Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heirs of Tom J. Sims, Jr & Bertha M. Sims (NAME)	Verna L. Frey Mrs. (NAME)	Lot 149 Victory Heights Subdivision
802 Oneida Ave., (STREET ADDRESS OR ROUTE NUMBER)	4636 North Stratford Drive (STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Macon Georgia 31204 (CITY) (STATE) (ZIP)	71-12 221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tom J. Sims, Jr. and wife, Bertha M. Sims,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Sims, Sr., Mary Irene Sims Thurman, and Verna Lorene Sims Frey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 149 on the Map of Victory Heights, of record in Book 1130, page 97, Register's Office for said County, as follows:

BEGINNING at a point in the southerly margin of Oneida Avenue at the corner of Lots Nos. 148 and 149; thence with the line between said lots, southerly 150 feet to a point; thence westerly 60 feet to the easterly margin of Rosedale Avenue; thence with the margin of the same, northerly 125 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Oneida Avenue: thence with the margin of the same, easterly 35 feet to the beginning.

BEING the same property conveyed to Tom J. Sims, Jr. and wife, Bertha M. Sims, by deed from Jack M. Batson and wife, Janet E. Batson, of record in Book 4485, page 332 , of said Register's Office.

This is { unimproved ( ) / improved ( ) } property, known as 800 (House Number) Oneida Avenue (Street) Nashville (P. O. Address) Tennessee (City or Town) 37207 (Postal Zip)

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. Wherever 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 hand s this 22nd day of April, 19 74

Tom J. Sims, Jr.

Bertha M. Sims

BOOK 4808 PAGE 335

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom J. Sims, Jr., and wife, Bertha M. 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 Madison, Tennessee, this 22nd day of April, 1974.

Commission expires August 21, 1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TOM J. SIMS, JR., AND WIFE

BERTHA M. SIMS

TO

THOMAS E. SIMS, SR., MARY IRENE SIMS THURMAN, AND VERNA LORENE SIMS FREY

C 5 1 1 0 3

IDENTIF. REFERENCE

Apr 23 11 57 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

APR 23	CONV	*8,000.00		
APR 23	S'TAX		A* 20.80	
APR 23	PR'FEE		A* .50	
APR 23	W'DEED		A* 4.00	* 25.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.