BOOK 4810 PAGE 348

This instrument prepared by: Clendon M. Fisher, Jr., Atty.
Nashville Bank & Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bailey Burroughs Simpkins, et ux (NAME)	Same (NAME)	104-11
656-Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	88
Nash 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	241W-6685

FOR AND IN CONSIDERATION of the sum of ----------

--------One and No/100 ($1.00)---------- Dollars,

cash in hand paid, and the love and affection which I have for my parents, Bailey Burroughs Simpkins and wife, Hope Simpkins,

I, Mary S. Goodrich,

have this day bargained and sold, and do hereby transfer and convey unto the said Bailey Burroughs Simpkins and wife, Hope Simpkins, their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Tract No. 4 on the unrecorded plan of John U. Wilson's Subdivision of the west part of Lot No. 1 of the L. A. Bauman Property, which Bauman property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision, of record in Book 332, page 105, of the Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Jones Ave. 120 feet east of Natchez Trace, formerly 28th Avenue South; thence northerly 168 feet more or less to an alley; thence with the margin of the same easterly 43 feet 6 inches to the northwest corner of the property owned by Marie Gilbreath Thefft; thence with Marie Gilbreath Thefft's westerly line southerly 168 feet more or less to the northerly margin of Jones Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Mary S. Goodrich by deed from Bailey Burroughs Simpkins and wife, Hope Simpkins, of record in Book 4802, page 526, 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 $ 15,000.00

Subscribed and sworn to before me, this the 25 day of April 19 74

Affiant: Mary S. Goodrich

My commission expires: 9/1/75 (Affix Seal)

Notary Public: Homer McEwen

This is improved (unimproved) property, known as 2710 (House Number) Fairfax (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bailey Burroughs Simpkins and wife, Hope Simpkins, their ~~successors~~, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Bailey Burroughs Simpkins and wife, Hope Simpkins, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 25th day of April, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary S. Goodrich

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Homer D. McEwen, a Notary Public in and for said County and State, Mary S. Goodrich,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of April, 19 74.

Homer D. McEwen Notary Public

Commission expires 8/1/75

HOMER D. McEWEN NOTARY PUBLIC 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 _____.

Deed to Mary S Goodrich
656 Harding Place
Nashville 37211

WARRANTY DEED

FROM
Mary S. Goodrich

TO
Bailey Burroughs Simpkins, et ux

C 5 2 0 1 1

IDENTIF. REFERENCE

APR 29 10 28 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR29'74	CONV	15,000.00				
APR29'74	S'TAX		A*	39.00		
APR29'74	PR'FEE		A*	.50		
APR29'74	W'DEED		A*	4.00	*	43.50

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