WARRANTY DEED

For and in consideration of the sum of ----------TEN----------
----------AND NO/00---------- DOLLARS ($ 10.00),
cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4641 Page 454 , Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof.

Address New Owner:	Send Tax Bills:	Map Parcel
Jeanette J. Simpson	J.I.Kislak Mort. Co.	15DA 58980
847 Rose Park	1101 Brickell Ave.	Map 84-1
Nashville, Tennessee	Miami. Fla. 33131	Par 132

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WE, ORVILLE L. REED, JR., AND WIFE, MARY JANE REED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JEANETTE J. SIMPSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for said County.

Said Lot No. 13 fronts 68 feet on the northerly side of Rose Park Drive and extends back 147.87 feet on the westerly line and 166.94 feet on the easterly line to a broken line in the rear on which it measures 116.74 feet.

BEING the same property conveyed to Orville L. Reed, Jr., and wife, Mary Jane Reed by deed from Ralph B. Clayton and wife, Auline G. Clayton as of record in Deed Book 4641, Page 452, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this the 3 day of May, 1974

Orville L. Reed, Jr. (ORVILLE L. REED, JR.)

Mary Jane Reed (MARY JANE REED)

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared the within named ORVILLE L. REED, JR., AND WIFE, MARY JANE REED

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 Hendersonville, Tennessee this, the 3 day of May, 1974

My commission expires: 4-22-75

Harold G. [illegible] Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF _____

COUNTY OF _____

BOOK 4812 PAGE 703

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I, (we) hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $ 22,564.44, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Jeanette J. Simpson
Affiant

Subscribed and sworn to before me this 3 day of May, 1974

My Commission expires: 4-22-75

Harold E. Fraser
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

C 53044

WARRANTY DEED

From
ORVILLE L. REED, JR., ETUX

To
JEANETTE J. SIMPSON

IDENTIF. REFERENCE

MAY 7 9 19 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

mail

PREPARED BY:
CARL H. OLDHAM
Attorney at Law
Professional Building
Hendersonville, Tenn.

MAY-7[illegible]	CONV	22,564.44			
MAY-7[illegible] S'TAX			A*	58.76	
MAY-7[illegible] PRFEE			A*	.50	
MAY-7[illegible]	W'DEED		A*	4.00	* 63.26

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires: