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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM John Hinson Builders

TO John Simoni Et Ux

RETURN TO CLYDE PAUL HOLLAND, ATTY. 2016 Parkway Towers Bldg. Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by CLYDE PAUL HOLLAND, ATTY. 2016 Parkway Towers Bldg. Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Simoni (NAME)	First and Mid-South Mortgage Co. (NAME)	148-8
4600 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	144
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C 5 3 0 8 1

IDENTIF. REFERENCE

MAY 7 10 31 AM '74

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,800.00 Bennie Ann Simoni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 16th DAY OF April, 1974

Notary Public

MY COMMISSION EXPIRES: 1-31-77

(AFFIX SEAL)

HOLLAND ★ NOTARY PUBLIC ★ DAVIDSON CO.

For and in Consideration of the sum of ----------TEN AND No/100----------

----------($10.00)---------- DOLLARS cash in hand paid by JOHN SIMONI and wife, BENNIE ANN SIMONI, and other goodand valuable considerations, receipt of which is hereby acknowledged,

MAY-7	CONV	24,800.00			
MAY-7	STAX		A*	64.48	
MAY-7	PRFEE		A*	.50	
MAY-7	WDEED		A*	4.00	* 68.98

JOHN HINSON BUILDERS, a partnership comprised of John Hinson, Dorris Young and HOrace Young have bargained and sold, and by these presents do transfer and convey unto the said JOHN SIMONI and wife, BENNIE ANN SIMONI their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, pages 118 and 119, Register's Office for said County.

SAID Lot No. 130 fronts 66.21 feet on the easterly side of Xavier Drive and runs back 140.0 feet on the southerly line and 145.75 feet on the northerly line, to a rear line measuring 90.52 feet thereon.

BEING part of the same property conveyed to John Hinson Builders by deed from Williamsburg Corporation, of record in Book 4690, page 579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Xavier Drive and a 10-foot easement for public utility and drainage along the rear line of said lot, a 5-foot easement for public utility and drainage along the southerly line of said lot, a 2 1/2 x 25-foot utility anchor easement on the southwesterly corner of said lot; restrictions of record in Book 4650, page 995, Book 4689, page 376, Register's Office for Davidson County, Tennessee.

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This is {unimproved / improved} property, known as 4600 Xavier Drive (House Number) (Street) Antioch P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN SIMONI and wife, BENNIE ANN SIMONI their heirs and assigns, forever.

And we do covenant with the said JOHN SIMONI and wife, BENNIE ANN SIMONI 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, except as of record,

And John Hinson Builders, a partnership comprised of John Hinson, Dorris Young and HOrace Young do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN SIMONI and wife, BENNIE ANN SIMONI, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 16th day of April, 19 74

H. C YOUNG and Horace Young being one and the same person.

John Hinson
JOHN HINSON

Dorris Young
DORRIS YOUNG

H C Young
HORACE YOUNG

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara R. Perner, a Notary Public in and for said County and State, the within named Dorris Young and H. C. Young

the bargainorS, 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 16th day of April, 1974

Barbara R. Perner
Notary Public.

Commission expires 5/25/75

BARBARA R. PERNER NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hinson, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 1974.

Notary Public.

Commission expires 1-31-77

CLERK & MASTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.