BOOK 1823 PAGE 183 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,333.33

Margaret C. Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June 19 74

Notary Public

MY COMMISSION EXPIRES: 10-22-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John P. Branham, Attorney, 2319 Crestmoor Dr., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simms-Sears Electric Corp. (NAME)	SAME (NAME)	
3815 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11W-70050

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, Margaret C. Lynch, Marie C. Tidwell, and Barbara C. Monohan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simms-Sears Electric Corporation

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:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 4 on the Plan of Charlotte Park Company's Second Addition, as of record in Plan Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines, the westerly line of the said Lot No. 8 running back with the easterly margin of Thirty-ninth Avenue, north, a total distance of 150 feet to an alley.

Being the same property conveyed to P. M. Courley and wife, Yetta Courley, by deed from Emanuel Weise and wife, of record in Book 530, page 550, Register's Office for said County. The said P. M. Courley subsequently died. The said Yetta Courley subsequently died testate, devising the subject property under the terms of her will, of record in Will Book 106, page 616, Office of the County Court Clerk of Davidson County, Tennessee, to the following: Margaret C. Lynch, Marie C. Tidwell and Barbara C. Monohan.

Said conveyance is subject to the terms and conditions of that Lease Agreement dated September 21, 1971, by and between Mrs. Yetta Courley, as Lessor, and Harvill Jakes, et ux, Elizabeth Jakes, Lessee, a copy of said Lease having been furnished to Buyers.

This is unimproved ( ) improved ( ) property, known as 3815 Charlotte Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 7th day of June, 1974

Margaret C. Lynch Marie C. Tidwell Barbara C. Monohan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert Paige Thomas, a Notary Public in and for said County and State, the within named Margaret C. Lynch, Marie C. Tidwell and Barbara C. Monohan

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 Nashville, Tennessee, this 7 day of June 1974

Commission expires 10-28-74

Robert Paige Thomas
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Margaret C. Lynch, Marie C. Tidwell and Barbara C. Monohan

TO

Simms-Sears Electric Corporation

C 57890

IDENTIF. REFERENCE

JUN 10 8 25 AM '74

FELIX Z. WILLCUTT REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 10 74	CONV	23,333.33			
JUN 10 74	S'TAX		A*	60.58	
JUN 10 74	PR'FEE		A*	.50	
JUN 10 74	W'DEED		A*	4.00	* 65.08