Return to:
Hostetler Realty Co
4004 Hillsboro Rd
Nashville Tenn
37215

Prepared by:

Woods, Woods & Sisk
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

BOOK 4825 PAGE 195

NEW OWNERS:

Cecil D. Simmons

917 Seventeenth Avenue, South
Nashville, Tennessee 37203

SEND TAX BILLS TO:

New Owners

MAP/PARCEL NOS.:

Map 104-4
Parcel 73

WARRANTY DEED

For and in consideration of the sum of Seventy Thousand Dollars ($70,000.00) of which $10,000.00 has been paid in cash and for the remainder of $60,000.00 the Grantees have executed two promissory notes in the amounts of $10,000.00 and $50,000.00, BESSIE IRENE ROUSSEAU CITTI, MARY ELIZABETH (Bettie) ROUSSEAU CALHOUN, JOSEPH ROBERT CITTI, and HATTIE SMOTHERMON have bargained and sold, and by these presents do transfer and convey unto the said CECIL D. SIMMONS

the Grantees herein, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99 on the O. B. Hayes, First Plan of Small Lots, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 99 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street, and extends back westerly between parallel lines, 147 feet, more or less, to an alley in the rear.

Being the same property vested in Bessie Irene Rousseau Citti and Mary Elizabeth (Bettie) Rousseau Calhoun, as devisees under the will of Annie Rains Rousseau, of record in Will Book 78, page 307, in the office of Probate for Davidson County, Tennessee; in Joseph Robert Citti by quitclaim deed from Robert Blanton Rousseau, of record in Book 4819, pages 729-730, Register's Office for Davidson County, Tennessee; and in Hattie Smothermon, as heir-at-law of Robert Moody Smothermon, by intestate succession as his widow.

This is improved property known as 917 17th Avenue, South, Nashville, Tennessee.

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.

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.

WITNESS our hands this 11 day of June, 1974.

Bessie Irene Rousseau Citti — Joseph Robert Citti

Mary Elizabeth (Bettie) Rousseau Calhoun — Hattie Smothermon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Frank J. Hostettler Jr., a Notary Public in and for said County and State, the within named Bessie Irene Rousseau Citti - Joseph Robert Citti - Hattie Smothermon, 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 11 day of June, 1974.

Frank J. Hostettler Jr.
Notary Public

My commission expires: JUN 17 '74 CONV 70,000.00
JUN 17 '74 STAX A* 182.00
JUN 17 '74 PR'FEE A* .50
JUN 17 '74 W'DEED A* 4.00 * 186.50

STATE OF Louisiana)
)
COUNTY OF Franklin)

Personally appeared before me, James R. Griffing, a Notary Public in and for said County and State, the within named Mary Elizabeth (Betty) Rousseau Calhoun, the 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 Gilbert LA. 71336 this 7 day of June, 1974.

James R. Griffing
Notary Public

My commission expires: Seth

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 70,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11 day of June, 1974.

Frank J. Hostettler Jr.
Notary Public

My commission expires: 8-2-76

JUN 17 '74 8 AM
FELIX Z. WITHERSPOON, REGISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION

C 5 8 8 5 7

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.