BOOK 4831 PAGE 373

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Waller Lannie H. Waller	Same	
(NAME) 2822 Foster Ave.	(NAME)	147-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	53
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, J. R. Simmons and wife, Douglas Simmons

have this day bargained and sold, and do hereby transfer and convey unto the said

John E. Waller and Lannie H. Waller

their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Parkway Subdivision, as of record in Book 974, page 62, Register's Office for said County.

Said Lot No. 25 fronts 59 feet on the easterly side of Akin Avenue and runs back 160.4 feet on the northerly line and 155.2 feet on the southerly line, to a dead line, measuring 59 feet thereon.

Being the same property conveyed to J. R. Simmons and wife, Douglas Simmons by deed from John Harris Simmons and wife, Donna Jewel Simmons and Betty Ann Harvey and husband, Jack Harvey of record in Book 4820, page 203, Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22500

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

Affiant

My commission expires: Jan. 24, 1976 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John E. Waller and Lannie H. Waller

their ~~successors~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

John E. Waller and Lannie H. Waller, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3 day of July, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. R. Simmons

Douglas Simmons

This Instrument Was Prepared By

Phillip Saindon (gg)

Of The Law Firm Pedigo & Saindon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip Saindon, a Notary Public in and for said County and State, J. R. Simmons and wife, Douglas Simmons the within named 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 3 day of July, 1974.

Phillip Saindon
Notary Public

Commission expires Jan. 26, 1976

NOTARY PUBLIC STATE OF TENNESSEE

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.....

JUL-3 74	CONV	22,500.00			
JUL-3 74 S'TAX			A*	58.50	
JUL-3 74 PR'FEE			A*	.50	
JUL-3 74	W'DEED		A*	4.00	* 63.00

WARRANTY DEED
FROM
J. R. SIMMONS, ET UX
TO
JOHN E. WALLER, ET AL

C 61678

IDENTIF. REFERENCE

JUL 3 1 08 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON