WARRANTY DEED

BOOK 4839 PAGE 428

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL Leon SIMPKINS (NAME)	KIMBROUGH-KAVANAUGH & Assoc. (NAME)	
4226 WOOD AVENUE (STREET ADDRESS OR ROUTE NUMBER)	404 JAMES ROBERTSON PKWY (STREET ADDRESS)	MAP 64-9
OLD HICKORY, TENN. 37138 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENN 37219 (CITY) (ZONE) (STATE)	PAR 143

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, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4413, page 331, Register's Office for Davidson County, Tennessee.

We, Terry E. Debolt and wife, Judy E. Debolt

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

Michael Leon Simpkins, an unmarried person,

his ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51 and the southerly one-half of Lot 52, on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 and the southerly one-half of Lot 52 front together 75 feet on the easterly side of Wood Avenue and extend back 210 feet on the south side and 187.5 feet, more or less, on the north side to an alley, on which it measures 78.75 feet more or less.

Being the same property conveyed to Terry E. Debolt and wife, Judy E. Debolt by deed from Holiday Realty Company of record in Book 4705, page 926, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,400.00

Subscribed and sworn to before me, this the 13th day of July 1974

Affiant

My commission expires: July 27, 1976 (Affix Seal) Notary Public

This is improved ( ) unimproved (X) property, known as 4226 Wood Avenue; Old Hickory, Tenn. 37138 (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 Michael Leon Simpkins his ~~XXXXX~~ (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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Michael Leon Simpkins, his ~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 13th 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.

Terry E. Debolt

Judy E. Debolt

This Instrument Was Prepared By

Wm. W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF ~~TENNESSEE~~ Illinois
~~Davidson~~ County
Cook

Personally appeared before me, Elaine J Eriksen, a Notary Public in and for said County and State, the within named Terry & Judy DeBolt

the bargainor, 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 Hickory Hills, Illinois ~~Tennessee~~, this 25 day of July 19 74

Commission expires MY COMMISSION EXPIRES MAY 27, 1975

Elaine J Eriksen
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JUL 31 74 CONV 18,400.29
JUL 31 74 S'TAX A* 47.84
JUL 31 74 PR'FEE A* .50
JUL 31 74 W'DEED A* 4.00 * 52.34

WARRANTY DEED

FROM

TERRY E. DEBOLT, ET UX

TO

MICHAEL LEON SIMPKINS,

AN UNMARRIED PERSON

C 6 5 3 5 7

IDENTIF. REFERENCE

JUL 31 10 05 AM '74

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON