WARRANTY DEED

BOOK 4810 PAGE 302

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. Eunice S. Simpson	Fidelity Federal Savings	26-W 7415
(NAME)	(NAME)	
339 Chesterfield Avenue	Third Avenue North	104-10-73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

($10.00)---------- *Dollars,*

cash in hand paid by Mrs. Eunice S. Simpson, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, Mrs. Eunice S. Simpson assumes and agrees to pay the unpaid balance of an original indebtedness of $17,850.00 secured by Deed of Trust of Record in Book 4416, page 52, Register's Office for Davidson County, Tennessee.

I, Mary E. Rollins

have this day bargained and sold, and do hereby transfer and convey unto the said Mrs. Eunice S. Simpson

her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 34 on the plan of Bransford Realty Companies West End Heights Subdivision, as of record in Book 332, page 124, Register's Office for said County, as follows:

Said Lot No. 34 fronts 60 feet on the west side of Chesterfield Avenue and extends back westerly between lines 250 feet, more or less, on its southerly line and 268 feet, more or less on its northerly line to Lancaster Avenue, having a frontage of 75 feet on the said Lancaster Avenue.

Being the same property conveyed to Morris R. Phelps and wife, Mary E. Phelps, by deed from Warren L. Waite, Sr., et ux, of record in Book 3911, page 812, the said Morris R. Phelps and wife, Mary E. Phelps, are presently divorced and the said real estate is vested in Mary E. Rollins, formerly Mary E. Phelps, by decree in the Fourth Circuit Court of Davidson County, Tennessee, under Rule No. 47595, dated December 15, 1969.

Included in the above description, but excluded therefrom, is that part of said property conveyed to the State of Tennessee, by deed from Mary E. Phelps, of record in Book 4730, page 48, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 2nd day of August 19 74

Affiant Eunice S. Simpson

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E. Rollins

This is ( ) unimproved (X) improved property, known as 339 Chesterfield Avenue, Nashville, Tennessee
(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

Eunice S. Simpson

her *(successors),*

heirs and assigns forever. I *covenant that* I am *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 above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eunice S. Simpson

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 2nd *day of* August, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary E. Rollins

This Instrument Was Prepared By

Of The Law Firm of Stahlman [illegible], Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey Mary E. Rollins, a Notary Public in and for said County and State,

the within named 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 Nashville, Tennessee this 2nd day of August, 19 74.

Mary Enaey Notary Public

Commission expires 4/25/76

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.....

AUG-2 74 CONV 26,000.00
AUG-2 74 S'TAX A* 67.60
AUG-2 74 PR'FEE A* .50
AUG-2 74 W'DEED A* 4.00 * 72.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG. 224300

WARRANTY DEED

FROM Mary E. Rollins

TO Eunice S. Simpson

C 6 5 7 4 8

IDENTIF. REFERENCE

AUG 2 2 16 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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