This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville TN 37201

BOOK 4841 PAGE 340

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David L. Simmons et ux	- SAME -	16DA-11655
(NAME) 816 Halcyon Avenue	(NAME)	118-1-409
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37204	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 --------- ($10.00) ----------
cash in hand paid and other good and valuable consideration, Dollars,
the receipt of which is hereby acknowledged,

we, William R. Candler and wife, Mildred K. Candler,

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

David L. Simmons and wife, Queen E. Simmons,

their (successors), heirs and assigns,

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

Being the southwest part of Lot No. 12 on the Map of Bransford Realty Company 's Montrose Park Subdivision, of record in Book 547, page 25, Register's Office for said County, and a lot in the rear thereof which fronts on Halcyon Avenue, described together according to a survey made Sept. 1926, by W. B. Southgate, Surveyor, as follows:

BEGINNING at the northeast corner of 9th Avenue South and Halcyon Avenue; thence with the northerly margin of Halcyon Avenue, South 89-1/2° East 80 feet; thence North 5-1/2° West 154 feet, more or less, to a point on the southerly line of the property conveyed to E. A. Shelby and wife, by deed from Mary V. Steward and husband, of record in Book 684, page 333, Said Register's Office; thence with their southerly line, westwardly 66 feet to the easterly margin of 9th Avenue, South; thence with the easterly margin of said Avenue, southwardly 136-1/2 feet to the beginning.

Being the same property conveyed to William R. Candler and wife, Mildred K. Candler, by deed from J. J. Foley, Jr., Trustee, of record in Book 4837, page 396, said Register's Office.

The 1974 Property Taxes have been prorated and assumed by the Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 6850.00

Subscribed and sworn to before me, this the 5th day of August 19 74

Affiant David L Simmons

My commission expires: My Commission Expires Nov 8, 1975 (Affix Seal)

Notary Public Sue N. Kent

This is unimproved ( ) improved (X) property, known as 816 Halcyon Avenue, Nashville, Tennessee 37204
(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

David L. Simmons and wife, Queen E. Simmons,

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 David L. Simmons and wife, Queen E. Simmons, their

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

Witness our hands this fifth day of August, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mildred K. Candler
Mildred K. Candler

William R. Candler
William R. Candler

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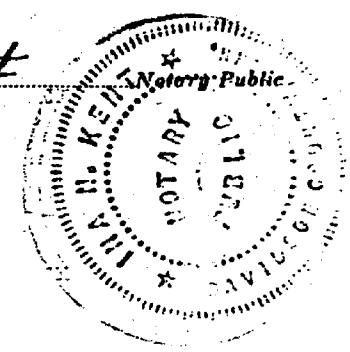
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Candler and wife, Mildred K. Candler, 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 5th day of August, 19 74

Ina N. Kent
Notary Public

Commission expires My Commission Expires Nov. 8, 1975



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-7[illegible]	CONV	*6,850.00				
AUG-7[illegible]	S'TAX		A*	17.68		
AUG-7[illegible]	PR'FEE		A*	.50		
AUG-7[illegible]	W'DEED		A*	4.00	*	22.18

WARRANTY DEED

FROM

WILLIAM R. CHANDLER et ux

TO

DAVID L. SIMMONS et ux

C 6 6 2 3 9

IDENTIF. REFERENCE

Aug 7 9 25 AM '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

Mail to: Nixon-Kent Realty Co. Inc., 2535 Franklin Road, Nashville, Tenn. 37204