FORM NO. WD-1

BOOK 4850 PAGE 646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2775.00

Bobbie Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1974.

Paul Frank Goodwin
Notary Public

MY COMMISSION EXPIRES: 1-30-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bobbie Jones, Attorney-at-Law, Brentwood, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roscoe Simmons and wife, Ada Simmons (NAME)	Same (NAME)	Map 81-12
1611 10th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcel 135
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bobbie Jones, Trustee with full power to sell, transfer, convey mortgage or encumber without the joinder of any beneficiary whomsoever

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roscoe Simmons and wife, Ada Simmons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 272 on the Map of McGavock,. Wetmore and Others' First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 272 fronts 50 feet on the westerly side of 10th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed To Bobbie Jones, Trustee by Warranty Deed of record in Book 4822, page 871, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1611 10th Avenue North, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 15th day of June, 1974

Bobbie Jones
Bobbie Jones Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie Jones, Trustee

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 Nashville, Tennessee, this 15th day of June 19 74

Commission expires July 21 74

Wm A. Jones
Notary Public At Large

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

WARRANTY DEED

FROM Bobbie Jones, Trustee

TO Roscoe Simmons and wife, Ada Simmons

C 70447

IDENTIF. REFERENCE

SEP 10 10 25 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 10	CONV	*9,995.00			
SEP 10	S'TAX		A*	26.00	
SEP 10	PR'FEE		A*	.50	
SEP 10	W'DEED		A*	4.00	* 30.50