FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 1974.

Notary Public

MY COMMISSION EXPIRES: August 30, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert H. Polk, Attorney at Law, 711 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. M. Warren (NAME)	Same (NAME)	91-B
100 South 16th St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	133 Part
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, Douglas Wayne Simmons and wife, Sadie Beatrice Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. M. Warren

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:

Being parts of lots numbers 31 and 32 on the map of W. J. Myers' rearrangement of certain lots in the Clifton Subdivision, as of record in Book 1130, page 52, R.O.D.C., Tennessee.

Beginning at the southwest corner of Albion Street and the first alley east of 44th Avenue North; thence with the westerly margin of said alley, southwardly 55 feet; thence westwardly 70 feet, more or less, to the easterly line of the property conveyed to Ernest Stephens and wife by deed from J. M. Warren, et al, of record in Book 1414, page 91, R.O.D.C., Tennessee; thence with said line, northwardly 55 feet to the southerly margin of Albion Street; thence with said street, eastwardly 50 feet, more or less, to the beginning.

Being the same property conveyed to Pecolia Simmons (being the same person as Pecolia Simmons Hornbeak), by deed from J. M. Warren, et al, dated September 20, 1946 and recorded in Book 1415, page 21, R.O.D.C., Tennessee.
Being the same property conveyed to Douglas Wayne Simmons, et ux by deed from William C. Simmons, et al of record in Deed Book ____, page ____, R.O.D.C., Tennessee dated _____ day of May, 1973.

This is unimproved ( ) improved (X) property, known as 4309 Albion Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 our hands this 2nd day of October, 19 74

Douglas Wayne Simmons

Sadie Beatrice Simmons

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ROLANDE R. DEMONBREUN, a Notary Public in and for said County and State, the within named Douglas Wayne Simmons and wife, Sadie Beatrice Simmons

the bargainors, 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 Davidson County, Tennessee, this 2nd day of October 19 74

Commission expires Aug. 30. 1977 Rolande R Demonbreun
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 (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 Douglas Wayne Simmons and wife, Sadie Beatrice Simmons

TO J. M. Warren

C 74809

T

IDENTIF. REFERENCE

OCT 15 1 49 PM '74

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

OCT 15 74	CONV	*3,000.00				
OCT 15 74	S'TAX		A*	7.80		
OCT 15 74	PR'FEE		A*	.50		
OCT 15 74	W'DEED		A*	4.00	*	12.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: ... Title Co.
... Main St.
... TN 37206