BOOK 4861 PAGE 374 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 19 74

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RODNEY D. SIMMONS, etux	SAME	Map 58-15
(NAME)	(NAME)	
P.O.Box 11689		Parcel 194
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37211		
(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, AVERBUCH-MORRIS, A PARTNERSHIP composed of Sidney Averbuch and Mel Morris,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY D. SIMMONS and wife, LINDA R. 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:

BEING lot No. 6 on the Plan of Royal Hills Subdivision, Section I, as of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 85 feet on the southerly side of Lunn Drive and extends back 129.25 feet on the easterly line and 147.34 feet on the westerly line to a broken line in the rear measuring 101.31 feet thereon.

BEING part of the same property conveyed to the Grantors by deeds of record in Book 4234, page 995 and in Book 4267, page 400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback line,if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as Lunn Drive, 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 14th day of October, , 19 74

AVERBUCH-MORRIS

BY Sidney Averbuch
Partner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hubert G. Peeler, a Notary Public in and for said County and State, the within named Sidney Averbuch

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of October 19 74

Commission expires April 28, 1975

Hubert G. Peeler
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

File in Box #4

WARRANTY DEED

FROM

AVERBUCH-MORRIS

TO

RODNEY D. SIMMONS and wife,

LINDA R. SIMMONS

C 75003

IDENTIF. REFERENCE

OCT 16 2 01 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

~~OCT 16~~	~~CONV~~	~~*5,500.00~~		
~~OCT 16 S'TAX~~			~~A*~~	~~14.30~~ * ~~14.30~~
OCT 16 74	CONV	*5,500.00		
OCT 16 74 S'TAX			A*	14.30
OCT 16 74 PR'FEE			A*	.50
OCT 16 74	W'DEED		A*	4.00

* 18.80