FORM NO. WD-1

BOOK 4868 PAGE 919

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,268.02

James C. Brown
Affiant

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

Notary Public

MY COMMISSION EXPIRES: Feb 7, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

A. T. Levine, Jr., Attorney - Stahlman Building - Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Simpkins (NAME)	Lomas & Nettleton Company (NAME)	[illegible]
~~821 Stahlman Building~~ (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	[illegible]
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, James Chancy Brown and wife, Elsie Faye Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William O. Simpkins and wife, Doreene D. Simpkins

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. 100 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3700, page 49, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Hinkle Drive at the corner of Lots 99 and 100; thence with the line between said lots southerly 96.6 feet to the corner of Lot No. 101; thence with the line between Lots 100 and 101, westerly 86.3 feet to the easterly margin of Mayer Lane; thence with the margin of the same, northerly 85.24 feet to the beginning of a curve; thence around said curve, northeasterly 38.67 feet to the margin of Hinkle Drive; thence with the margin of same easterly 64 feet to the point of beginning.

Being the same property conveyed to James Chancy Brown and wife, Elsie Faye Brown, by deed from Johnny J. Shadowens and wife, Edna L. Shadowens, of record in Book 4239, page 830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust executed by Johnny J. Shadowens and wife, Edna L. Shadowens, to Raymond L. Davis, Jr., Trustee, of record in Book 3821, page 839, Register's Office for Davidson County, Tennessee. Escrow account to be transferred to purchaser.

This conveyance is also made subject to restrictions recorded in Book 3765, page 141; and the easements and limitations shown on the Map of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3273 Hinkle Drive (House Number) (Street) Nashville, Tennessee (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 our hand s this 15th day of November, 19 74

James Chancy Brown
James Chancy Brown

Elsie Faye Brown
Elsie Faye Brown

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Chancy Brown and wife, Elsie Faye Brown

the 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 15 th day of November 19 74

Commission expires Feb. 7, 1977

Evelyn Strauss
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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: Simpkins Realty Co.

WARRANTY DEED

FROM
James Chancy Brown and wife,

Elsie Faye Brown

TO
William O. Simpkins and wife,

Doreene D. Simpkins

C 7 8 5 5 3

IDENTIF. REFERENCE

Nov 18 8 59 AM '74

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 18 74	CONV	11,268.02			
NOV 18 74	S'TAX		A*	29.38	
NOV 18 74	PR'FEE		A*	.50	
NOV 18 74	W'DEED		A*	4.00	* 33.88