ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Clyde Phillip Simmons (NAME)	John W. Murphree Company (NAME)	MAP 148-15
525 Danley Court (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Part. 81
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ($10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, A. C. Batson and wife, Barbara Batson,

have bargained and sold, and by these presents do transfer and convey unto the said Clyde Phillip Simmons and wife, Emily Haley Simmons

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Plat of Haywood Hills, Section 1, of record in Plat Book 4460, page 156, Register's Office for said County.

Said Lot 37 fronts 37 feet on the northwest margin of Danley Court and extends back 118.8 feet on the northeast line, and 125.9 feet on the southwest line, to a line on the rear on which it measures 126.2 feet, said rear line being a broken line.

Being part of the property conveyed to A. C. Batson and wife, Barbara Batson, by deed from Hillbrook Land Company, as of record in Book 4855, page 476, said Register's Office.

This is improved (x) property, known as 525 Danley Court (House Number) (Street)
unimproved ( )
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 30 day of January, 19 75.

A. C. Batson

Barbara Batson

BOOK 4886 PAGE 541

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named A. C. Batson and wife, Barbara Batson

the bargainor, s o, 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 30 day of January, 19 75.

My commission expires 8-18-75 Notary Public Virginia Phillips

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Clyde Phillip Simmons

Sworn to and subscribed before me
this 30 day of January, 19 75.

My commission expires 8-18-75 Notary Public Virginia Phillips

This instrument was prepared by:
C. H. Briley, Jr., Attorney, 344 4th Avenue North, Nashville, Tennessee 37219

Name			Address
FEB-3	CONV	27,000.00	
FEB-3	STAX	A* 70.20	
FEB-3	PR'FEE	A* .50	
FEB-3	W'DEED	A* 4.00 * 74.70	

WARRANTY DEED
G#-238903 GP
FROM
A. C. Batson et ux
TO
Clyde Phillip Simmons et ux

G 86282

IDENTIF. REFERENCE

FEB 3 11 21 AM '75

FELIX [illegible] WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
PLEASE PUT IN [illegible] TITLE CO. BOX