This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 4893 PAGE 246

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene G. Simon, Jr. et ux (NAME)	John W. Murphree Mtg. Co. (NAME)	Map 136-14
560 Castlegate Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Rd. (STREET ADDRESS)	Par. 13
Nashville, TN 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37217 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$10---

------Ten and no/100----- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note seucred by deed of trust of record in Book 4822, page 73, Register's Office Davidson County, Tennessee, dated June 3, 1974 to secure John W. Murphree Company, in the original amount of $43,700.00 payable as therein specified. John W. Murphree, Trustee. Said note and deed of trust has been assigned to Roselle Savings and Loan of record in Book 4842, page 883, Register's Office Davidson County, Tennessee.

We, Roger W. Legare and wife Kathy L. Legare have this day bargained and sold, and do hereby transfer and convey unto the said Eugene G. Simon, Jr., and wife Clare B. Simon, their ~~heirs~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Castlegate, Section 1, of record in Plat Book 4460, page 115, Register's Office for said County.

Said Lot No. 16 fronts 90 feet on the easterly margin of Castlegate Drive and extends back between parallel lines 150 feet to a line on the rear.

Being the same property conveyed to Rogert W. Legare and wife Kathy L. Legare by deed from William A. King and wife Joanne King, of record in Book 4822, page 71, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 19 day of February 19 75

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 560 Castlegate Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Eugene G. Simon, Jr., and wife Clare B. Simon their ~~heirs~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except deed of trust assumed above,

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Eugene G. Simon, Jr., and wife Clare B. Simon. their ~~heirs~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 19 day of February, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roger W. Legare

Kathy L. Legare

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger W. Legare, the within named 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 Nashville, Tennessee this 19th day of February, 19 75.

Commission expires 2/2/79

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY L. LEGARE, the within named bargainor with whom I am personally acquainted and who acknowledged that she has executed the within instrument for the purposes therein contained. Witness my hand and official seal at Little Rock, Arkansas this the day of February, 1975.

Notary Public

Commission expires

MAR-4 75 CONV 19,500.00
MAR-4 75 S'TAX A* 128.70
MAR-4 75 PR'FEE A* .50
MAR-4 75 W'DEED A* 4.00 * 133.20

WARRANTY DEED

FROM ROGER W. LEGARE, ET UX

TO EUGENE G. SIMON, JR., ET UX

C 8 9 3 1 4

IDENTIF. REFERENCE

MAR 4 8 58 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238