FORM NO. WD-1

BOOK 4898 PAGE 527

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,784.90

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 28, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson Attorneys, 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold R. Varden (NAME)	First and Mid-South Mortgage Co (NAME)	148-8
4223 Lebanon Rd (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	144
Hermitage, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

37076

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, John Simoni and wife, Bennie Ann Simoni

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold R. Varden, Trustee

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. 130 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, pages 118 and 119, Register's Office for said County.

Said Lot No. 130 fronts 66.21 feet on the easterly side of Zavier Drive and runs back 140.0 feet on the southerly line and 145.75 feet on the northerly line, to a rear line measuring 90.52 feet thereon.

Being the same property conveyed to John Simoni and wife, Bennie Ann Simoni by deed from John Hinson Builders, a partnership comprised of John Hinson, Dorris Young and Horace Young as of record in Book 4812, page 773, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book , page , said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 4600 Xavier Drive Antioch, 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 our hand s this 14th day of June, 19 74

X John Simoni

X Bennie Ann Simoni

BOOK 4898 PAGE 528

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Simoni and wife, Bennie Ann Simoni

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 14th day of June 19 74.

Commission expires November 19, 1978

Tracey Boles
Notary Public

TRACEY BOLES NOTARY PUBLIC TN DAVIDSON COUNTY

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
John Simoni et ux

TO
Harold R. Varden, Trustee

C 9 1 7 3 8

IDENTIF. REFERENCE

MAR 24 3 49 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR24 75	CONV	25,784.96			
MAR24 75	S'TAX		A*	67.08	
MAR24 75	PR'FEE		A*	.50	
MAR24 75	W'DEED		A*	4.00	* 71.58