WARRANTY DEED

BOOK 4900 PAGE 198

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John L. Jenkins	Same	51-79
(NAME) 3528 Walton Lane	(NAME)	11D-18050
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by John L. Jenkins, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Sam Sims, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said John L. Jenkins, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being parts of lots Nos. 4 and 5 on the Plan of the Subdivision of the Thadeus Love Tract, as of record in Plan Book No. 2, page 106, Chancery Court at Nashville, described as follows:
Beginning at a point on the southerly margin of Childress Road, now Cheron Road, north 87 degrees west 108.0 feet from the intersection of the western boundary line of the property conveyed to Edward Yeatman by deed from Robert Wilson, et al, of record in Book 545, page 520, Register's Office for said County, and the southerly margin of said Road; thence with the southerly margin of said Road north 87 degrees west 250 feet to the eastern boundary line of the Missionary Baptist Church lot; thence with same south 0 degrees 30 minutes west 178.5 feet to said Church's southeast corner; thence with said Church's southern boundary line south 89 degrees west 104.3 feet; thence south 4 degrees 30 minutes west 295.5 feet; thence south 86 degrees 35 minutes east 438.04 feet to said Yeatman's western boundary line; thence with same north 5 degrees 50 minutes east 283.11 feet; thence north 87 degrees west 108.0 feet; thence north 5 degrees 50 minutes east 201.67 feet to the point of beginning, and described partly according to a survey made by Ralph W. C. Lambert, dated November 8, 1974.
Being part of the property conveyed to Sam Sims, by deed from P. M. Chaffin and wife, et al, of record in Book 3100, page 629, Register's Office for said County.

Sam Sims and Sam Sims, Sr. are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 27th day of March 19 75

Affiant Mary W. Rodgers

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Evans

This is unimproved (X) improved ( ) property, known as Cheron Road, 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 John L. Jenkins, his ---------- *(successors), heirs and assigns forever.* I *covenant that* I am *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 taxes for 1975 which are prorated and assumed by the purchaser.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John L. Jenkins, his ---------- *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* March 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.*

Sam Sims

Sam Sims, Sr.

This Instrument Was Prepared By

Mary W. Rodgers

Of The Firm

Stahlman [illegible], Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Sam Sims

the within named 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 27th day of March, 19 75.

Commission expires 4/25/76

Mary Ensey
Notary Public

NOTARY PUBLIC AT LARGE

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 _____

MAR31 75 CONV 20,000.00
MAR31 75 S'TAX A* 52.00
MAR31 75 PR'FEE A* .50
MAR31 75 W'DEED A* 4.00 * 56.50

C92562

IDENTIF. REFERENCE

MAR 31 2 30 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN.

WARRANTY DEED

FROM Sam Sims

TO John L. Jenkins

225949