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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Richard B. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 75.

Shirley Johnson
Notary Public

MY COMMISSION EXPIRES: October 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY L & C TOWER
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT (NAME) NASHVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD B. SIMS et ux, GRACE E. SIMS	HOME FEDERAL SAVINGS & LOAN ASSOCIATION (NAME)	
1717 Sweetbriar Road (STREET ADDRESS OR ROUTE NUMBER)	230 FourthAvenue, North (STREET ADDRESS)	MAP 117-4
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PAR. 71 m.p

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, VERNE T. ODERMANN (Unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD B. SIMS and wife, GRACE E. SIMS

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 the West one-half of Lot No. 260 on the Map of Belmont Land Company's Plan of Lots, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Verne T. Odermann by deed from Robert L. Fudge and wife, Lorraine A. Fudge, of record in Book 4818, page 160, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1717 (House Number) Sweetbriar Road (Street) Nashville (P. O. Address) 37212 (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 my hand this 4th day of April, 19 75

Verne T. Odermann

Verne T. Odermann

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VERNE T. ODERMANN (Unmarried)

the 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 4th day of April 19 75

Commission expires October 29, 1977

Shirley L. Johnson
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 (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 VERNE T. ODERMANN (Unmarried)

TO RICHARD B. SIMS et ux, GRACE E. SIMS

C 93391

IDENTIF. REFERENCE

APR 7 3 06 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-7[75]	CONV	23,000.00			
APR-7[75]	S'TAX		A*	59.80	
APR-7[75]	PR'FEE		A*	.50	
APR-7[75]	W'DEED		A*	4.00	* 64.30

L-50-723-3