THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-8-74	Sam Sims, Sr., et ux 3237 Panorama Drive Nashville, Tennessee	New Owners BOOK 4910 PAGE 336
FIELD BOOK NUMBER(S) 13DA-65080	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Same	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; we,

ALFRED BURRELL WINFREY AND WIFE, ANNIE IRENE WINFREY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAM SIMS, SR. AND WIFE, VIRGINIA GAIL SIMS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 278 on the Plat of Bordeaux Gardens, Section I, of record in Plat Book 3300, page 91, Register's Office for said County.

Said Lot 278 fronts 55 feet on the West margin of Panorama Drive and extends back 150 feet on the north line and 145.85 feet on the south line, to a line on the rear on which it measures 55.13 feet.

Being the same property conveyed to Alfred Burrell Winfrey and wife, Annie Irene Winfrey by deed of record in Book 4291, page 292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3467, page 403, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1975 taxes which the Grantees have assumed.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of May, 19 75

Alfred Burrell Winfrey
ALFRED BURRELL WINFREY

Annie Irene Winfrey
ANNIE IRENE WINFREY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4910 PAGE 337

Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alfred Burrell Winfrey and wife, Annie Irene Winfrey, 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, the 2nd day of May, 19 75.

My commission expires: 4-23-78

Douglas A. Bruce
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Affiant Virginia Gail Sims

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

ALFRED BURRELL WINFREY & WIFE, ANNIE IRENE WINFREY

TO

SAM SIMS, SR. AND WIFE, VIRGINIA GAIL SIMS

C 97203

IDENTIF. REFERENCE

MAY 7 10 10 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAY-7 75 CONV 15,500.00
MAY-7 75 S'TAX A* 40.30
MAY-7 75 PR'FEE A* .50
MAY-7 75 W'DEED A* 4.00 * 44.80

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public