Prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

BOOK 1924 PAGE 890

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-1-240	Mr/Mrs Paul Anthony Simpson 3819 Lookout Drive Nashville, Tennessee 37209	Fidelity Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-7695	130 37th Ave. North	36 2021-9
		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) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated November 27, 1973, in the original principal sum of $8,350.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Thomas L. McCall and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 4768, page 501,

JOSEPH A. JONES and wife, BEVERLY W. JONES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL ANTHONY SIMPSON and wife, SARAH GAIL SIMPSON

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. 167 on the Plan of West Grove Subdivision, as of record in Book 421, page 109.

Said Lot No. 167 fronts 50 feet on the eastely side of 37th Avenue, North and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Joseph A. Jones and wife, Beverly W. Jones, by deed from Thomas L. McCall and wife, Shelia P. McCall, as of record in Book 4816, page 382.

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 as shown above and 1975 taxes which have been prorated and assumed by Buyers.

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 16th day of June, 19 75

Joseph A. Jones

Beverly W. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4924 PAGE 991

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Joseph A. Jones and wife, Beverly W. Jones

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 16th day of June, 1975.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

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

$10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 75

MY COMMISSION EXPIRES 4-23-78 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOSEPH A. JONES AND WIFE

TO

PAUL ANTHONY SIMPSON AND WIFE

D03654

IDENTIF. REFERENCE

JUN 20 10 12 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUN 20 75 CONV 10,500.00
JUN 20 75 S'TAX A* 27.30
JUN 20 75 PR'FEE A* .50
JUN 20 75 W'DEED A* 4.00 * 31.80

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