THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE. SOUTH
NASHVILLE, TENNESSEE 37219

BOOK 4928 PAGE 209

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter L. Simpkins, Jr. and wife, Catherine M. Simpkins (NAME)	Federal Land Bank of Louisville (NAME)	30 - 33
P.O. Box 641 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 811 (STREET ADDRESS)	119-14400
Goodlettsville Tenn 37072 (CITY) (P. O. ZONE) (STATE)	Gallatin, Tennessee 37066 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

JUL-1 75 CONV 72,000.00
JUL-1 75 S'TAX A* 187.20
JUL-1 75 PR'FEE A* .50
JUL-1 75 W'DEED A* 8.00 * 195.70

ZACK CHEEK BUILDERS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said WALTER L. SIMPKINS, JR. and wife, CATHERINE M. SIMPKINS

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of the Old Garrison Lanier Farm, described according to a survey made by Lewis D. Justice, Surveyor, July 17, 1952, as follows:

Beginning at a point in the center of the Whites Creek Pike at the southeast corner of a 1200 acre tract conveyed to Mrs. Delia Buck; thence with the eastern boundary line of said Buck property north 21 degrees 30' east 165 feet to a stone, the northeast corner of said Buck property; thence with the northern boundary line of said Buck property north 50 degrees 25' west 1,450 feet to an oak in the southern boundary line of the property conveyed to Burton; thence with Burton's line north 63 degrees 30' east 132 feet, north 82 degrees east 363 feet, north 56 degrees east 231 feet, north 44 degrees east 165 feet to a chestnut and blackwood, north 27 degrees 30' west 478.5 feet to an oak, north 12 degrees east 231 feet to a chestnut and south 89 degrees east 430 feet to a stake; thence south 8 degrees 05' west 144 feet to a stake; thence south 28 degrees 15' east 269 feet to a stake; thence south 31 degrees east 272 feet to a stake; thence south 33 degrees 15' east 235 feet to a stake; thence south 39 degrees 35' east 193 feet to a stake; thence south 37 degrees 10' east 142 feet to a stake; thence south 31 degrees 35' east 238 feet to a stake; thence south 39 degrees 15' east 170 feet to a stake; thence south 50 degrees east 262 feet to a stake; thence south 20 degrees 25' west 777 feet to a stake; thence south 33 degrees west 180 feet to the center of said Whites Creek Pike; thence with the center of said Pike north 51 degrees 50' west 589 feet and north 69 degrees 45' west 218 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of July, 19 75

Notary Public

My commission expires 4/24/75 (Affix Seal)

NOTARY PUBLIC LARGE STATE OF TENNESSEE

Being the same property conveyed to Zack Cheek Builders, Inc. by deed from Bobby D. Ezell and wife, Shirley F. Ezell, of record in Book 4911, Page 866, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WALTER L. SIMPKINS, JR. and wife, CATHERINE M. SIMPKINS their *heirs and assigns, forever.*

And we *do covenant with the said* WALTER L. SIMPKINS, JR. and wife, CATHERINE M. SIMPKINS *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.*, except for 1975 taxes, and easements of record in Book 756, page 142 and Book 670, page 77, said register's office.

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* WALTER L. SIMPKINS, JR. and wife, CATHERINE M. SIMPKINS *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* July, *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.*

ZACK CHEEK BUILDERS, INC.

BY: [signature]
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail Pigg, *a Notary Public of the State and County aforesaid, personally appeared* Zack R. Cheek, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* ZACK CHEEK BUILDERS, INC., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 1st *day of* July, *19*75.

Gail Pigg
Notary Public

Commission Expires 4/27/77.

WARRANTY DEED

FROM

ZACK CHEEK BUILDERS, INC.

TO

WALTER L. SIMPKINS, JR. et ux

0 0 5 0 9 4

IDENTIF. REFERENCE

JUL 1 1 12 PM '75

FELIX A. HILSON, REGISTER
DAVIDSON COUNTY, TENN.

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

mail-
Federal Land Bank
P.O. Box 811
Dallastin, Texa.

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