BOOK 4953 PAGE 251

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FORM NO. WD-1 ... DAVIDSON COUNTY TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,167.00

Fred Batts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22th DAY OF September, 19 75

M. L. Pardue
Notary Public

MY COMMISSION EXPIRES: 11/19/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Simpkins et ux (NAME)	Noel Palmer Mortgage Co. (NAME)	58-16
119 Union Street (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	57
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	13DA45112

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, Fred Batts and wife, Sheila F. Batts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William O. Simpkins and wife, Doreeme D. Simpkins

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 Lot No. 65 on the Plan of Haynes Park Subdivision, Sec. 3, as of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 65 fronts 69 feet on the westerly side of Haynes Park Drive and runs back between lines 222 feet on the southerly side and 209 feet on the northerly side, to a line at the rear on which it measures 70.21 feet thereon.

Being the same property conveyed to Fred Batts and wife, Sheila F. Batts, by deed from W. L. Bainbridge Company, of record in Book 4785, page 67, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a deed of trust executed by Fred Batts and wife, Sheila F. Batts, to John G. Palmer, Trustee, to secure Noel-Palmer Mortgage Company, Inc. in the original principal sum of $20,350.00, of record in Book 4785, page 69, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Noel-Palmer Mortgage Company, Inc., or assigns, and including the prepaid hazard insurance coverage now in force, in connection with this loan and property, is herewith transferred to buyers.

This is unimproved ( ) improved (X) property, known as 205 (House Number) Haynes Park Drive (Street) (P. O. Address) Nashville, Tenn. 37218 (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 our hands 22th this September 22th day of September, 19 75

X Fred Batts
Fred Batts

Sheila F. Batts
Sheila F. Batts

BOOK 4953 PAGE 252

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fred Batts and Sheila F. Batts

the bargainors, 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 22 day of September 1975.

Commission expires 4/09/75

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 Fred Batts et ux

TO William O. Simpkins et ux

File

D 16589

IDENTIF. REFERENCE

SEP 22 12 10 PM '75

FELIX Z. ALSOBROOKS REGISTER
DAVIDSON COUNTY, TENN.

SEP 22 75	CONV	21,167.00			
SEP 22 75	S'TAX		A*	55.12	
SEP 22 75	PR'FEE		A*	.50	
SEP 22 75	W'DEED		A*	4.00	* 59.62

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.