FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23500.00

Tom G. Coleman, Jr. III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 1976

Notary Public

MY COMMISSION EXPIRES: 8-9-76

(AFFIX SEAL)

BOOK 4931 PAGE 834

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nell W. Ray (NAME)	New Owner (NAME)	Map 104-11
3416 Hopkins (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 88
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W-6685

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, Bailey Burroughs Simpkins and wife, Hope Simpkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nell W. Ray

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 Tract No. 4 on the unrecorded plan of John U. Wilson's Subdivision of the west part of Lot No. 1 of the L. A. Bauman Property, which Bauman property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision, of record in Book 332, Page 105, of the Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Jones Avenue 120 feet east of Natchez Tract, formerly 28th Avenue South; thence northerly 168 feet more or less to an alley; thence with the margin of the same easterly 43 feet 6 inches to the northwest corner of the property owned by Marie Gilbreath Thefft; thence with Marie Gilbreath Thefft's westerly line southerly 168 feet more or less to the northerly margin of Jones. Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Bailey Burroughs Simpkins and wife, Hope Simpkins, by deed from Mary S. Goodrich, of record in Book 4810, Page 348, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning and zoning regulations.

This is unimproved ( ) improved (X) property, known as 2710 Fairfax Nashville, Tennessee
(House Number) (Street) (P. O. Address) (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 hand s this 26 day of January 1976

Bailey Burroughs Simpkins

Hope Simpkins

STATE OF TENNESSEE
Davidson County
WILLIAMSON

BOOK 4991 PAGE 835

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bailey Burroughs Simpkins and wife, Hope Simpkins

the bargainor, 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 26 day of January 19 76

My commission expires 6-23-79.

James William Ford
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Bailey Burroughs Simpkins, et ux

TO
Nell W. Ray

D 33692

IDENTIFICATION REFERENCE

JAN 27 11 23 AM '76
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 27 76	CONV	23,500.00			
JAN 27 76	S'TAX		B*	61.10	
JAN 27 76	PR'FEE		B*	.50	
JAN 27 76	W'DEED		B*	4.00	* 65.60