FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,850.00

X Joel D. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 76

Helen L. McClure
Notary Public

MY COMMISSION EXPIRES: 5-20-78
(AFFIX SEAL)

Mail To:

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney -2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel D. Wilson et ux (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 96-10
705 Colfax (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par. 90
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	3D 58935

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, David Price Simms and wife, Shirley Ann Simms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel D. Wilson and wife, Sherrie L. Wilson

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. 274 Map of Cloverhill Subdivision, Section 5, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, as amended in Book 2299, page 555, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 124.91 feet on the easterly side of Colfax Drive and runs back between lines 288.7 feet on the northerly line and 200 feet on the southerly line to a line at the rear measuring 163.1 feet thereon.

BEING the same property conveyed to David Price Simms and wife, Shirley Ann Simms by deed from Douglas C. Wright and wife, Marjorie M. Wright, of record in Book 4184, page 22, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 705 Colfax-Nashville, Tennessee 37214
(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 3rd day of August, 1976

DAVID PRICE SIMMS: David Price Simms

SHIRLEY ANN SIMMS: Shirley Ann Simms

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Price Simms and wife, Shirley Ann Simms

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 3rd day of August 19 76

Commission expires 5-20-79

Helen L. Jenkins
Notary Public

HELEN L. JENKINS NOTARY PUBLIC DAVIDSON COUNTY

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
DAVID PRICE SIMMS ET UX,
SHIRLEY ANN SIMMS

TO
JOEL D. WILSON ET UX,
SHERRIE L. WILSON

D 6 2 4 6 7

IDENTIF. REFERENCE

AUG 10 9 03 AM '76

FELIX [illegible] REGISTER
DAVIDSON [illegible] TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 10 76	CONV	29,850.00		
AUG 10 76	S'TAX		B*	77.48
AUG 10 76	PR'FEE		B*	.50
AUG 10 76	W'DEED		B*	4.00
				81.98

[illegible]