Prepared by:
Charles B. Reasor, Jr.
21st Floor, First American Center
Nashville, TN 37238

BOOK 5066 PAGE 481

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Linda Rickman Sims (NAME)	Linda Rickman Sims-Bass,Berry, Sims (NAME)	Map 104-8
1713 21st Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	27th Floor First American Center (STREET ADDRESS)	Parcel 103
Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	FB 24W-2940

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

EDWARD N. SIMONS, the "Grantor,"

has ~~XXX~~ *this day bargained and sold, and* does *hereby transfer and convey unto* ~~XXXXX~~ LINDA RICKMAN SIMS, a single person, the "Grantee," her ~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: BEING the southerly 17.4 feet of the northerly 35.8 feet of the easterly 73 feet of Lot No. 3 on the Map of Mrs. P. J. Tinsley's Addition to Nashville, as of record in Book 421, page 91, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING on the westerly margin of 21st Avenue, South, formerly Hillsboro Pike; 18.4 feet south of the corner of Lots 2 and 3; thence westwardly and with the center line of a party wall 73 feet to the east wall of Hillsboro Theatre; thence southwardly and parallel with 21st Avenue, South, 17.4 feet to the center line of another party wall; thence with center line of same, eastwardly 73 feet to the westerly margin of 21st Avenue, South; thence with same, northwardly 17.4 feet to the beginning.
BEING the same property conveyed to Edward N. Simons by deed from Mary B. P. Simons, of record in Book 2332, page 115, Register's Office for said County.

Together with Grantor's rights and obligations under a certain unrecorded lease dated October 24, 1974, by and between Bolling & Hinrichs, agents for Edward N. Simons, as lessor, and Donald Edward Wagner, as lessee.

Frances Elliott Simons joins in this conveyance for the purpose of conveying any marital rights she may have in the said real estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 8th day of September, 1976

Affiant

My commission expires: 9-3-78 (Affix Seal)

Notary Public

SMITH, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 1713 21st Avenue, South, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her ~~XXXXXX~~ *heirs and assigns forever.* Gran/tor *covenant that* Grantor *is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for the above referred to lease and 1974 ad valorem taxes, which have been prorated and assumed by Grantee.

Grantor *further covenants and binds* himself, his ~~XXXXXX~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand s* this 6th *day of* September, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward N. Simons
EDWARD N. SIMONS

Frances Elliott Simons
FRANCES ELLIOTT SIMONS

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XXXXXXXXXXXXXXXX } STATE OF GEORGIA:
XXXXXXXXXXXXXXXX } COUNTY OF DEKALB:

Personally appeared before me, JOHN W. CHAMBERS, *a Notary Public in and for said County and State,* Edward N. Simons and wife, Frances Elliott Simons

the within named 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 Atlanta, Georgia XXXXXXX
this 6th *day of* September, *1976*

John W. Chambers
Notary Public

Commission expires September 17, 1979

JOHN W. CHAMBERS NOTARY PUBLIC GEORGIA STATE AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

SEP-8⁷⁶	CONV	40,000.00			
SEP-8⁷⁶	S'TAX		B*	104.00	
SEP-8⁷⁶	PR'FEE		B*	.50	
SEP-8⁷⁶	W'DEED		B*	4.00	* 108.50

WARRANTY DEED

FROM
EDWARD N. SIMONS
TO
LINDA RICKMAN SIMS, a single person

D 66976

IDENTIF. REFERENCE

SEP 8 3 17 PM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

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