BOOK 5068 PAGE 208

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings & Loan (NAME)	116-12
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	117 Pt
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged;

I,

Elizabeth Coles Bonds Wilker

have bargained and sold, and by these presents do transfer and convey unto the said Keith B. Simmons and wife, Kay S. Simmons

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, lying in the 7th Civil District of said County, being a part of a triangular tract of land lying along the east line of Lot No. 96-A and 98 on the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and particularly shown on the Plan of a re-subdivision of part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office, and more particularly described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 29, 1955, as follows:

Beginning at a point in the south margin of Abbott Martin Road at the northeast corner of Lot No. 96-A, said point being 560 feet more or less, as measured along a slight curve, easterly from the easterly margin of Lynwood Boulevard; thence along the easterly line of Lot No. 96-A, south 5° 50' east 291 feet to the northeast corner of Lot No. 98, and continuing with the easterly line of Lot No. 98, south 16° 45' east 96.12 feet to a point; thence due east 42.74 feet to a point; thence north 8° 50' east 370.82 feet to a point in the southerly margin of Abbott Martin Road; thence with the margin of the same, north 84° 30' west 157.75 feet to the beginning.

Being the same property conveyed to Elizabeth Coles Bonds, by deed from Third National Bank in Nashville, Trustee, of record in Book 4857, page 42, Register's Office for said County, and by Instrument of Correction recorded in Book _____, page _____, said Register's Office.

The said Elizabeth Coles Bonds and Elizabeth Coles Bonds Wilker are one and the same person.

Harvey Wilker, husband of Elizabeth Coles Bonds Wilker, joins in the execution of this instrument for the purpose of conveying any and all marital rights which he might have in the said property.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

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unimproved ( )
This is improved XXX property, known as 3905 Abbott Martin Road (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 this 20th day of October, 1976.

/s/ Elizabeth Coles Bonds Wilker — /s/ Harvey P. Wilker

ELIZABETH COLES BONDS WILKER — HARVEY WILKER

BOOK 5080 PAGE 909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Coles Bonds Wilker and husband, Harvey Wilker

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 20th day of October, 1976.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

STATE OF TENNESSEE
COUNTY OF ~~NO~~

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

OCT22'76 CONV 58,000.00
OCT22'76 STAX B* 150.80
OCT22'76 R* 50
OCT22'76 W'DEED B* 4.00 * 155.30

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/ Keith B. Simmons

Sworn to and subscribed before me this 20th day of October, 19 76.

My commission expires 8-13-80 Notary Public Dorothy A Wilson

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY AND WAITE Address
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM ELIZABETH COLES BONDS WILKER

TO KEITH B. SIMMONS AND WIFE, KAY S. SIMMONS

D 73761

T
INDEXED, REFERENCE

Oct 22 1 25 PM '76

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219