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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELEANOR BOGLIN (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	130A-45520
120 Boyce Court (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Avenue (STREET ADDRESS)	Map 69-4
Nashville, Tenn. 37218 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	Par 170

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, JEWELL E. SIMS and wife, MIRIAM G. SIMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELEANOR BOGLIN, an unmarried person,

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. 87 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 34.10 feet on the easterly side of Boyce Court and runs back between lines, 128.10 feet on the northerly side and 123 feet on the southerly side to a broken line at the rear on which it measures 130.15 feet thereon.

BEING the same property conveyed to Jewell E. Sims and wife, Miriam G. Sims, by Warranty Deed from W. L. Bainbridge Company, of record in Book 4731, page 45, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 120 Boyce Court, Nashville, Tennessee 37218
(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 18th day of January, 1977

JEWELL E. SIMS

MIRIAM G. SIMS

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 JEWELL E. SIMS and wife, MIRIAM G. SIMS

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 18th day of January 1977

Commission expires 10/23/77

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
JEWELL E. SIMS, et ux

MIRIAM G. SIMS

TO
ELEANOR BOGLIN, an

unmarried person,

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 05886

IDENTIF. REFERENCE

JAN 19 3 30 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 197 CONV 25,500.00
JAN 197 S'TAX B* 66.30
JAN 197 PR'FEE B* .50
JAN 197 W'DEED B* 4.00 * 70.80