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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 $

$18,500.00 Robert W. Simms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April 1977

William L. Gass
Notary Public

MY COMMISSION EXPIRES: Nov. 13, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Simms (NAME)	First Federal Savings (NAME)	6DA 09427
210 Stirton Road (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map 119-2
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Parcel 69

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, William L. Gass et ux Sandra L. Gass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Simms et ux Diana J. Simms

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:

BEING Lot No. 27 on the Plan of Cunningham Heights, of record in Book 2331, page 76, Register's Office, Davidson County, Tennessee.

SAID Lot No. 27 fronts 70 feet on the north side of Stirton Road and runs back 169.73 feet on the west line and 173.1 feet on the east line to a dead line in the rear on which it measures 70 feet.

BEING the same property conveyed to William L. Gass et ux Sandra L. Gass by deed from Fred Smith et ux Betty Jones Smith of record in Book 4659, page 593, said Register's Office.

THIS conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property.

GRANTEES herein agree to assume and pay a first mortgage payable to First Federal Savings and Loan Association of Nashville, of record in Book 4659, page 595, said Register's Office.

Escrow Account and Insurance is hereby transferred to grantees.

This is improved (XX) unimproved ( ) property, known as 210 Stirton Road, 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 23 day of April, 1977

William L. Gass

Sandra L. Gass

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Gass et ux Sandra L. Gass

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 23 day of April 19 77.

Commission expires Nov 12 1978

William L. Gass
Notary Public

JEWELL NIEL 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 (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

E02073

ED HODGE REALTY
5112 Nolensville Road
Nashville, Tenn. 37211
Ph. 833-1860

WARRANTY DEED

FROM
WILLIAM L. GASS ET UX

TO
ROBERT W. SIMMS ET UX

IDENTIF. REFERENCE

MAY 4 2 34 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY-4 77	CONV	18,500.00				
MAY-4 77	S'TAX		B*	48.10		
MAY-4 77	PR'FEE		B*	.50		
MAY-4 77	W'DEED		B*	4.00	*	52.60