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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 $50,000.00

Eunice Russell Smith Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 19 77

Notary Public

MY COMMISSION EXPIRES: March 12, 1980

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
William B. Bruce, atty., 2108 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Dixie Kinzer (NAME)	SAME (NAME)	Map 104-16
1916 Ashwood Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 242
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~X~~ I, Eunice Russell Smith Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO my sister, Mrs. Dixie Kinzer, for life, and at her death, the remainder reverts to me and my heirs

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 the westerly 35 feet of Lot No. 246 and the easterly 33 feet of Lot No. 247 on the Map of Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said parts of said Lots Nos. 246 and 247 adjoin and front together 68 feet on the northerly side of Sweetbrier Avenue, and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Eunice Russell Smith Simpson by deed from Ira T. Adams and wife, Martha S. Adams, as of record in Book 4527, page 295, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1902 Sweetbrier Avenue, Nashville, Tennessee 37212
(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 my hand this 11th day of November, 19 77

Eunice Russell Smith Simpson

Eunice Russell Smith Simpson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Eunice Russell Smith Simpson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of November 19 77

Commission expires May 1, 1979

William Bruce
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

EUNICE RUSSELL SMITH SIMPSON

TO

MRS. DIXIE KINZER

E 36544

IDENTIF. REFERENCE

Nov 14 2 34 PM '77

FELIX [illegible] REGISTER
DAVIDSON [illegible] CO.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

11/14/77	CONV	50,000.00		
11/14/77	S'TAX		3* 130.00	
11/14/77	PR'FEE		8* .50	
11/14/77	W'DEED		9* 4.00	* 134.50