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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 $

$ 44,500.00 Jewell E. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 19 78

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEKS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jewell E. Sims (NAME)	Third National Mortgage Company (NAME)	MAP 58-11
3859 Lunn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2626 (STREET ADDRESS)	PARCEL 31
Nashville, Tn 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	13DA 56502

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, James Hale et ux Mary Frances Hale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jewell E. Sims et ux Miriam Sims

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. 28 on the plan of Section 1, Royal Hills, of record in Book 4675, page 73, Register's Office for said County.

SAID Lot No. 28 fronts 89.10 feet on the southwesterly margin of Lunn Drive and extends back 224.06 feet on the southeasterly line and 186.87 feet on the northwesterly line to a broken line in the rear, measuring 105.72 feet thereon.

BEING part of the same property conveyed to James Hale by deed from Averbuch-Morris, a partnership composed of Sidney Averbuch and M. C. Morris of record in Book 5113, page 644, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3859 Lunn Drive (House Number) (Street) Nashville, Tn 37218 (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 17th day of FEBRUARY, 19 78

James Hale
James Hale

Mary Frances Hale
Mary Frances Hale

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 James Hale et ux Mary Frances Hale

the bargainor S, with whom I am personally acquainted, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of FEBRUARY 19 78

Commission expires 3-8-80

John W. DeBow
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 James Hale

TO Jewell E. Sims

E 5 1 7 1 3

IDENTIF. REFERENCE

FEB 23 8 46 AM '78

FELIX Z. HASLAM, REGISTER
DAVIDSON COUNTY, TENN.

Filed

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

FEB 23 78	CONV	44,500.00			
FEB 23 78	S'TAX		B*	115.70	
FEB 23 78	PR'FEE		B*	.50	
FEB 23 78	W'DEED		B*	4.00	* 120.20