This Instrument Prepared by R. E. Talley, 1400 8th Avenue North, Nashville, Tennessee.

BOOK 5321 PAGE 960

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wm. A. Sims & Ruth H. Sims	Same	Map 160-7
(NAME)	(NAME)	
4606 Shy's Hill Road		Parcel #43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100THS ($10.00)********** ********** *Dollars,*

- Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUG-7	CONV	20,000.00			
AUG-7 S'TAX			B*	52.00	
AUG-7 PR'FEE			B*	.50	
AUG-7	W'DEED		B*	4.00	* 56.50

WILLIAM MORRIS PROFFITT AND WIFE, UDITH MARION PROFFITT

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM A. SIMS AND WIFE, RUTH H. SIMS, THEIR

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the Sixth Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 4 on the Plan of William Morris Proffitt Resubdivision of Lot No. 1, Broadwell Acres, as of record in Book 5060, Page 163, of the Register's Office for said County.

Said Lot No. 4 fronts 120 feet on the southerly side of Baxter Lane and extends back 382.47 feet on the westerly line and 382.33 feet on the easterly line to a dead line measuring 120 feet.

Being part of the property conveyed to the within grantors by deed from William Broadwell and wife, Jessie B. Broadwell, as of record in Book 4100, Page 872, Register's Office for Davidson County, Tennessee; and part of the property conveyed to the within grantors by deed from Jessie Bell Broadwell, as of record in Book 5136, Page 635, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00***

Subscribed and sworn to before me, this the 7th day of August, 1978

Affiant

My commission expires October 18 1978 (Affix Seal)

Notary Public

BARBARA L. BUCHANAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved (X) improved property, known as Baxter Lane (House Number) (Street) Nashville, Tennessee 37220 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR *(successors), heirs and assigns forever.* WE *covenant that* WE ARE *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, THEIR *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness OUR hands *this* 07th *day of* August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Morris Proffitt

William Morris Proffitt

Udith Marion Proffitt

Udith Marion Proffitt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara K. Parkman, *a Notary Public in and for said County and State,* William Morris Proffitt and Udith Marion Proffitt

*the within named 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* 7th *day of* August, *19*78

Barbara K. Parkman *Notary Public*

Commission expires October 18, 1978

BARBARA K. PARKMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

William Morris Proffitt, et ux

TO

William A. Sims and

Ruth H. Sims

E 8 1 4 1 2

IDENTIF. REFERENCE

AUG 7 3 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238