Prepared By: Lucien Dale
Nashville City Bldg.

BOOK 5398 PAGE 232

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Simpkins	William O. Simpkins	Map 67
(NAME:) 855 Highland Crest Drive	(NAME:) 855 Highland Crest Drive	Parcel 31
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS) Nashville, Tenn. 37205	Orig # 13D-46815
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a fee simple title in William O. Simpkins, myself, I, William O. Simpkins,

~~We~~ .....

.....

have bargained and sold, and by these presents do hereby transfer and convey unto.....

Lucien Dale ....., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Lying in the Thirteenth (13th),formerly the Twenty-Fifth (25th), District of Davidson County, Tennessee, on the north side of the Old Hydes Ferry Turnpike, and being a part of the tract of land conveyed to J. T. Owen, and Louella Owen by deed of Mrs. Lillie C. Stephens, recorded in Book 931, Page 680, of the Register's Office, described in a deed of record in Book 1019, Page 226, Register's Office for Davidson County, Tennessee, and being the remaining 5.10 acres of said land after other portions have been sold off, or separated therefrom, and being more particularly described as Map 67, Parcel 31, Property Maps and Records Section, of Metropolitan Nashville and Davidson County, Tennessee.

Being the same property of which Sam J. Taylor died seized and possessed on December 18, 1945, and which became the property of his surviving widow, Lucille Matthews Taylor, who took as surviving tenant by the entirety; which property the said Lucille Matthews Taylor died seized and possessed on January 1, 1966, without issue, but survived by one sister, Catherine Matthews Simpkins; and the said Catherine Matthews Simpkins having died on July 25, 1976 survived by William O. Simpkins, her son, as the only heir at law and next of kin.

unimproved XX
This is improved ( ) property, known as Hydes Ferry Pike, Nashville, Tennessee 37218
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And ~~we~~ I do covenant with the said Lucien Dale, Trustee, that ~~we are~~ I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~, I, William O. Simpkins, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said Lucien Dale, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Lucien Dale, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto William O. Simpkins, his

.....

.....,

.....heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said William O. Simpkins, his

....., ...heirs and assigns, forever.

And I do covenant with the said William O. Simpkins, that I Lucien Dale, Trustee am lawfully seized and possessed of said land and have a good right to convey it.

BOOK 5398 PAGE 233

And I, Lucien Dale, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the ~~grantors~~ Grantor herein, to the said William O. Simpkins, his

....., ... heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of February, 19 79

William O. Simpkins
WILLIAM O. SIMPKINS

Lucien Dale, Trustee
LUCIEN DALE, Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named, William O. Simpkins and Lucien Dale, Trustee, the Bargainors, 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 23rd day of February, 19 79

Judy M. Butler
Notary Public.

My commission expires: 4/29/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named....., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this..... day of....., 19.....

.....
Notary Public.

My commission expires: .....

4605 CHECK

Deed

From: WILLIAM O. SIMPKINS
to: LUCIEN DALE, Trustee.

AND

From: LUCIEN DALE, Trustee.
to: WILLIAM O. SIMPKINS

F. 1 5 4 7 4

IDENTIF. REFERENCE

FEB 23 2 36 PM '79

REL Z. LOCKE REGISTER
DAVIDSON COUNTY, TENN.

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