[redacted], Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

1259

WARRANTY DEED

Mail

BOOK 5670 PAGE 994

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER SIMPKINS	SAME	Map 31
(NAME:) 334 Claylick Rd	(NAME:)	Parcels 31.1 & 12.1
(STREET ADDRESS OR ROUTE NUMBER) White Bridge Tn 37189	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

VIRGIL W. BRITT, SR., and wife, IDA M. BRITT, hereinafter referred to as the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* ROGER SIMPKINS, hereinafter referred to as the Grantee, his *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey thereof made by Harvey Gee, Surveyor, on July 27, 1963, as follows:

BEGINNING at a point in the center of Lickton Pike, the northeast corner of the property herein described which is the common front corner of the Hunter and Dale tract shown on said survey; thence with the center of said Pike, South 38 deg. 00 min. West 56 feet to a spike; thence South 48 deg. 33 min. East 49 feet to an iron pin; thence South 41 deg. 27 min. West 40 feet to an iron pin; thence North 48 deg. 33 min. East 46.6 feet to a spike in the center of Lickton Pike; thence along the center line of said pike, South 38 deg. 00 min. West 118.65 feet to a point; thence North 51 deg. 56 min. West 71.56 feet; thence North 76 deg. 36 min. West 95.9 feet to a point; thence North 40 deg. 24 min. East 262.3 feet to an iron pin; thence South 49 deg. 04 min. East 148.0 feet to the point of beginning, containing 0.8 acre, more or less.

BEING the same property conveyed to Virgil W. Britt, Sr., and wife, Ida M. Britt, by deed from Rebecca Zimmerle Webb, et al, of record in Book 5161, Page 511, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but EXCLUDED therefrom is

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Affiant

Subscribed and sworn to before me, this the 24th day of October 1980

Notary Public

My commission expires: 10.15.83
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

a portion of said property conveyed to the State of Tennessee by deed of record in Book 4513, Page 811, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center of Lickton Pike, said point being W. T. Hunter's northeast corner; thence with Hunter's northerly boundary line, westerly 215 feet more or less to a corner; thence with Hunter's east boundary line North 18 deg. East 110 feet more or less; thence South 48 deg. 12' 49" East 110 feet to a point, which is 145 feet northeast of centerline station 13 + 70 of proposed frontage road; thence South 59 deg. 43' 39" East 56 feet more or less to a point in the center of Lickton Pike; thence southwestwardly 95 feet more or less to the point of beginning and containing .34 acre.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And We *do covenant with the said* Grantee *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.*

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

Witness our *hands this* 24th *day of* October, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virgil W. Britt Sr.
VIRGIL W. BRITT, SR.

Ida M. Britt
IDA M. BRITT

BOOK 5670 PAGE 996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* VIRGIL W. BRITT, SR., and wife, IDA M. BRITT, *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 Goodlettsville, *Tennessee, this* 24th *day of* October, *19*80.

Notary Public.

Commission Expires 10-15-83.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

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

....., Notary Public.

Commission Expires .....

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 .....

G.I. 4905

IDENTIF. REFERENCE

Oct 29 8 51 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5670 PAGE 997

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3500.00- CO	
			9.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	18.60-
1259A	10/29/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.4905

IDENTIF. REFERENCE

Oct 29 8 51 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 788817