BOOK 5672 PAGE 643

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,400.00

Samuel R. Sims Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 80.

J. Carl Smith
Notary Public

MY COMMISSION EXPIRES: Feb. 7th 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel R. Sims and wife (NAME)	Samuel R. Sims (NAME)	71-16-32
1330 Rosedale Avenue (STREET ADDRESS OR ROUTE NUMBER)	1330 Rosedale Avenue (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37207 (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, John B. Gibbs and wife, Betty Louise Gibbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel R. Sims and wife, Bernice K. 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 the easterly 12 feet of Lot No. 6 all of Lot No. 7 and the westerly 18 feet front and 16 feet rear of Lot No. 8 on the Plan of the Re-subdivision of Lots Nos. 4 and 5 of A. B. Spain's Lischey Gardens, as of record in Book 332, page 5, Register's Office for said County.

Said part of Lot No. 6,all of Lot No. 7, and part of Lot No. 8 front together 80 feet on the southerly side of Crockett, formerly Lillion or Crocker Street and runs back between lines, 160 feet to an alley, measuring 78 feet thereon.

Being the same property conveyed to John B. Gibbs and wife, Betty Louise Gibbs, by deed from Charles Cosner, Trustee, of record in Book 3435, page 91, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as _____ Crockett Street Nashville, Tennessee
(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 our hand s this 28th day of October, 19 80

John B. Gibbs

Betty Louise Gibbs
Betty Louise Gibbs

STATE OF TENNESSEE
Davidson County

BOOK 5672 PAGE 644

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Gibbs and wife, Betty Louise Gibbs

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 28th day of October 1980.

Commission expires Feb. 12, 1983

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

John B. Gibbs and wife,

Betty Louise Gibbs

TO

Samuel R. Sims and wife,

Bernice K. Sims

G 1.5475

IDENTIF. REFERENCE

Oct 31 2 46 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5672 PAGE 645

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
			4400.00- CO	
			11.44 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	17.94-
1971A10/31/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. I. 5475

IDENTIF. REFERENCE

OCT 31 2 46 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 789509