Prepared by
Sam Wallace Atty.
500 Stahlman Build

WARRANTY DEED

BOOK 5831 PAGE 779

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jane Freeman Sims (NAME)	Jane Freeman Sims (NAME)	69-16 116
3513 Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	3807 Hydes Ferry Rd (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP)	Nashville Tenn 37218 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand ($35,000) Dollars,
cash in hand paid ~~DOLLARS~~

Richard Geldreich

have this day bargained and sold, and do hereby transfer and convey unto the said Jane Freeman Sims

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

Being parts of Lots Nos. 8 and 28 on the map of Ashton's Subdivision of the L.M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, page 19, Register's Office for said County, described as follows:

Beginning at a point on the southwesterly margin of New Hydes Ferry Pike at the corner of lots Nos. 7 and 8 on said map; being the northwest corner of the property conveyed to L.A. Jones and wife, by deed from Bessie Aline Brazel, of record in book 1813, page 597, said Register's Office; thence with the line between said lots Nos. 7 and 8 and said Jones' northwestern boundary line, southwestwardly 205 feet, more or less, to the northeastern boundary line of that part of lot No. 28 conveyed to L.A. Jones and wife, by deed from Elizabeth Carmack Gibbons, of record in book 2927, page 65, said Register's Office; thence with said Jones' northeastern boundary line, northwestwardly 101.5 feet to the southeasterly margin of Elizabeth Avenue; thence with same northeastwardly 188.4 feet to the southwesterly margin of said Pike; thence with same southeastwardly 101.5 feet to the beginning.

Said property was devised to Richard Geldreich by Last Will and Testament of Lillian J. Perry, a widow woman, deceased; said Will of record in Book 134, Page 489, Probate Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 35,000.00

Subscribed and sworn to before me, this the 16th day of NOVEMBER 1981

Affiant Richard J. Geldreich

My commission expires 4-22-84 (Affix Seal)

Notary Public Kathleen Spannhorst

unimproved ( )
This is improved (X) property, known as 3513 Hydes Ferry Pike, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

Whenever 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 hands this 16th day of NOVEMBER, 19 81, the corporate parts, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Richard Geldreich

Gete D. Geldreich

12/17 97.50- CHECK

3615

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, KATHLEEN SPAUNHORST, *a Notary Public in and for said County and State,* Richard Geldreich

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

Witness my hand and official seal at Nashville, Davidson County, *Tennessee this* 16th *day of* November, *19* 81.

Kathleen Spaunhorst *Notary Public*

Commission expires APRIL 22, 1984

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 ...

RUSH

WARRANTY DEED

FROM
RICHARD GELDREICH
TO
JANE FREEMAN SIMS

G 7 2 4 5 1

IDENTIFICATION REFERENCE

DEC 17 1 46 PM '81

FELIX A. JONES JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5831 PAGE 781

FOR

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

35000.00- CO
91.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
3615A12/17/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G72451

IDENTIFICATION REFERENCE

DEC 17 1 46 PM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 858511