ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mr. Eldridge C. Simmons		91-8-249
(NAME)	(NAME)	
912 43rd Ave., North	- Same -	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6229 PAGE 470

For and in consideration of the sum of Three Thousand, Three Hundred and 00/100---------- ($3,300.00)---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, the Metropolitan Development and Housing Agency

have bargained and sold, and by these presents do transfer and convey unto the said Eldridge C. Simmons and James E. Simmons

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lots 17 and 19 and the whole of Lot 18 as shown on the subdivision of Block "O" and "P" of Plan No. 3, West Nashville, registered in Book 161, page 9, Register's Office, Davidson County, Tennessee, to which reference is here made, and being more particularly described as follows:

Said Lot No. 18 and parts of Lots 17 and 19 front 45 feet on the east margin of 43rd Avenue North, and extends back in an eastwardly direction 150 feet to the west margin of an alley.

Being the same property conveyed to the Metropolitan Development and Housing Agency by Warranty Deed from Stephen C. Tippens and Mary Michael Tippens Welch, recorded in Book 6119, page 624, Register's Office of Davidson County, Tennessee.

102593

IDENTIF. REFERENCE

FEB 10 11 23 AM '84

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved (X)
This is improved ( ) property, known as 43rd Avenue North
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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 31st day of January 19 84

ATTEST: Gerald F. Nicely
Gerald F. Nicely, Secretary

Metropolitan Development and Housing Agency
By: Carleen B. Waller
Carleen B. Waller, Chairman

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6229 PAGE 471

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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, B. W. Howard, a Notary Public of the State and County aforesaid, personally appeared Carleen B. Waller and Gerald F. Nicely with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Chairman and Secretary respectively of the Metropolitan Development and Housing Agency, the within named bargainor, a corporation, and that they as such Chairman and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carleen B. Waller as such Chairman and attesting the same by the said Gerald F. Nicely as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of January, 1984.

B. W. Howard Notary Public

Commission expires January 18, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Simmons

Sworn to and subscribed before me this 31st day of January, 1984.

B. W. Howard

My commission expires January 18, 1987 Notary Public

This instrument was prepared by:	
Metropolitan Development and Housing Agency	701 South Sixth St. Nashville, TN
Name	Address

WARRANTY DEED

FROM Metropolitan Development and Housing Agency

TO Eldridge C. Simmons and James E. Simmons

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6229 PAGE 472

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

3300.00- CAMT.
8.58 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 15.08-
2497A02/10484 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

102593

IDENTIF. REFERENCE

FEB 10 11 23 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12726