C76229

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FORM NO. WD-1

IDENTIF. REFERENCE

OCT 29 9 49 AM '74

FELIX Z. WEISS REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,580.35

Beverly Jean Granberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, A.D. 1974

Notary Public

MY COMMISSION EXPIRES: 2-8-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. SIMMONS	KIMBROUGH-KAVANAUGH & ASSOC.	#12D-95323
(NAME)	(NAME)	
2149 Richmond Hill Dr.	404 James Robertson Parkway	Map 50-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	Parcel 38
(CITY) (STATE) (P. O. ZIP)	(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, ~~XXEx~~ I, PAULA B. LAUDERDALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. SIMMONS, a single person, for life and at his death to BEVERLY JEAN GRANBERRY,

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 Lot No. 31 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 55.09 feet on the southerly side of Richmond Hill Drive and extends back 178.4 feet on the easterly line and 166.05 feet on the westerly line to a dead line in the rear measuring 61.49 feet thereon.

BEING the same property conveyed to Paula B. Lauderdale by deed from H. Fred Ford, Trustee, as of record in Book 4844, page 179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 4734, page 761, said Register's Office for Davidson County, Tennessee; easements and setback as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor herein to Miller Kimbrough, Trustee, in the original principal amount of $18,200.00, of record in Book 4533, page 134, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2149 Richmond Hill Drive, 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 my hand~~s~~ this 25th day of October, 19 74

Paula B. Lauderdale
Paula B. Lauderdale

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula B. Lauderdale

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 1994.

Commission expires 11-8-95

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
PAULA B. LAUDERDALE

TO
James E. SIMMONS, a single person, for life and at his death to BEVERLY JEAN GRANBERRY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 29	CONV	21,580.35				
OCT 29	S'TAX		A*	56.16		
OCT 29	PA'FEE		A*	.50		
OCT 29	W'DEED		A*	4.00	*	60.66