This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

James E. Simmons, et al

TO

Samuel Hambrick, et ux

For draftsman's use

This instrument prepared by David Vincent, 1031 Stahlman Building, Nashville, Tennessee

BOOK 5017 PAGE 429

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Hambrick (NAME)	Kimbrough Kavanaugh & Assoc. (NAME)	12D-95323
3209 Dove Place (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 50-13
Nashville, Tennessee (CITY) 37218 (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Parcel 38

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

APR 21 1 07 PM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April 1976

Notary Public

MY COMMISSION EXPIRES: 11 Dec 1979

(AFFIX SEAL)

D 45644

For and in Consideration of the sum of Ten ------ And No/00 ------ ($10.00)---

---------- DOLLARS

cash in hand paid by the grantees, Samuel Hambrick and wife, Linda Hambrick, the receipt of which is hereby acknowledged and other good and valuable considerations, We, James E. Simmons and Beverly Jean Granberry, the grantors,

APR 21 76	CONV	20,000.00			
APR 21 76	S'TAX		B*	52.00	
APR 21 76	PR'FEE		B*	.50	
APR 21 76	W'DEED		B*	6.00	* 58.50

have bargained and sold, and by these presents do transfer and convey unto the said Samuel Hambrick and wife, Linda Hambrick, 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 James E. Simmons, a single person, for life and at his death to Beverly Jean Granberry, by deed from Paula B. Lauderdale of record in Book 4863, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an indebtedness secured by a trust deed to Miller Kimbrough, trustee, of record in Book 4533, page 134, Register's Office for Davidson County, Tennessee in the original principal amount of $18,200.00.

The grantors hereby assign to the grantees the escrow account collected by Kimbrough-Kavanaugh & Associates in connection with this indebtedness. The grantors also assign and set over to the grantees the fire and extended coverage insurance on said premises.

This is unimproved ( ) improved (X) property, known as 2149 Richmond Hill Drive (House Number) (Street) Nashville (P. O. Address: City or Town) 37207 (Postal Zone)

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, except as aforesaid.

And we, the grantors 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.

Witness our hand s this 20th day of April, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Witnesses to Mark of James E. Simmons:

x [illegible]

x Leon Brooks

Beverly M. [illegible]

His X Mark
James E. Simmons

Beverly J. Granberry
Beverly Jean Granberry

Beverly Jean Granberry

Form No. WD3b

BOOK 5017 PAGE 431

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named James E. Simmons and Beverly Jean Granberry

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 Nashville Tennessee, this 20th day of April, 1976

Beverly M. Hobbs Notary Public

Commission Expires 11/12/78

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 .....