BOOK 5021 PAGE 40

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

Mail 9

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Alfred I. Simmons and wife, Susie M. Simmons	SAME	147-16
(NAME)	(NAME)	
362 Fairlane Drive		#109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D,U-45087
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

GEORGE THOMAS VAUGHN, JR. and wife, ELIZABETH W. VAUGHN

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

ALFRED I. SIMMONS and wife, SUSIE M. SIMMONS their

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

Land in Davidson County, Tennessee, being Lot No. 324 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 324 fronts 62 feet on the north side of Fairlane Drive and runs back between lines, 207.9 feet on the west line and 202.1 feet on the east line to a dead line in the rear on which it measures 61 feet.

Being the same property conveyed to George Thomas Vaughn, Jr. and wife, Elizabeth W. Vaughn, by deed from James Lee Wilson, Unmarried, of record in Book 4807, page 320, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 29th day of April, 19 76

Affiant

My commission expires 4/27/77 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 362 Fairlane Drive, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

ALFRED I. SIMMONS and wife, SUSIE M. SIMMONS 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,* except for 1976 taxes, restrictions of record in BK.2598,p.491;plan of record in BK.2331,pp.145 & 146; easement of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ALFRED I. SIMMONS and wife, SUSIE M. SIMMONS their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 29th *day of* April, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Thomas Vaughn, Jr.

George Thomas Vaughn, Jr.

Elizabeth W. Vaughn

Elizabeth W. Vaughn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* George Thomas Vaughn, Jr. and wife, Elizabeth W. Vaughn

the within named bargainor, , *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* 29th *day of* April, *19* 76.

Gail Pigg *Notary Public*

Commission expires 4/27/77

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 .

MAY-3% CONV 25,000.00
MAY-3% S'TAX B* 65.00
MAY-3% PR'FEE B* .50
MAY-3% W'DEED B* 4.00 * 69.50

WARRANTY DEED

FROM
George Thomas Vaughn, Jr. et ux

TO
Alfred I. Simmons et ux

D 47273

IDENTIFICATION REFERENCE

MAY 3 10 08 AM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

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