THIS INSTRUMENT WAS PREPARED BY: ROBERT H. POLK, ATTORNEY AT LAW
711 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Beeper W. C. Simmons
906, 43rd Ave. N. BOOK 5029 PAGE 222 9-B
Tax bills Nashville, Tenn. 247 pw

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $1.00, cash in hand, paid by W. C. Simmons and wife, Mary Elizabeth Simmons, the receipt of which is hereby acknowledged; and for the further consideration of the sum of $621.00 paid by said Grantees in restitution to Grantor of the amount paid by him at a certain tax sale, plus interest at 6% per annum to the date of this deed, said tax sale being Tax Civil Action No. A-1209, Part I, Chancery Court, Davidson County, Tennessee, Control Number 0117-7000 vs. W. C. Simmons, et ux, the Grantor herein, in consideration of the amounts paid, does hereby waive, demise, transfer and convey unto the Grantees herein all of his rights under virtue of said tax sale.

The said tract of land herein demised and quit claimed is as follows:

> Certain property in the State of Tennessee, Davidson County, and being Lots Nos. 21 and 22 on the Map of Subdivision of Block "O" and "P", Plan No. 3 West Nashville, of record in Book 161, page 9, Register's Office for Davidson County, Tennessee.
> Said lots adjoin and front together 50 feet on the East side of 43rd Avenue, North, and run back between parallel lines 150 feet to an alley.
> Being the same property conveyed to Leah Klott Schwartz by deed from Phillip Klott, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to Willie C. Simmons and wife, Mary Elizabeth Simmons, by Installment Deed from Leah Klott Schwartz, et vir, of record in Book 2280, page 288, R.O.D.C., Tennessee.

This property is known as house number 906, 43rd Avenue, North, Nashville, Tennessee.

The Grantor warrants that he is lawfully seized of said tract of land under and by virtue of said tax sale, that he has a good right to convey same, and that it is unencumbered, except as appears of record.

WITNESS THE signature of the Grantor herein on this 4th day of May, 1976.

W. C. Simmons

BOOK 5029 PAGE 223

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named Morris Levine, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the attached instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee this 4th day of May, 1976.

Yolande L. Desmonbreun
NOTARY PUBLIC

My commission expires 8-30-77

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 621.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 26th DAY OF May 19 76
Deputy Register

D50969

TOFNTIF. RFFERENCE

MAY 26 1 20 PM '76

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

MAY26 76	CONV	* 621.00			
MAY26 76 S'TAX			B*	1.56	
MAY26 76 PR'FEE			B*	.50	
MAY26 76	W'DEED		B*	4.00	* 6.06