BOOK 5039 PAGE 391

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jimmy B. Sheats, et ux | Commerce Union Bank | |
| 2817 Desplane Drive (NAME) | 2114 Parkway Towers (NAME) | 150-5 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37217 | (STREET ADDRESS) Nashville, Tenn. 37219 | 176 |
| (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, WE, John K. Simmerman and wife, Margie C. Simmerman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy B. Sheats and wife, Sandra H. Sheats

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:

Being Lot No. 758 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed to John K. Simmerman and wife, Margie C. Simmerman, by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4730, page 612, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2817 Desplane Drive, Nashville, Tennessee 37217
(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 successors, assigns 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 our hand s this 22nd day of June, 1976

John K. Simmerman
John K. Simmerman

Margie C. Simmerman
Margie C. Simmerman

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Susan G. Paynter, a Notary Public in and for said County and State, the within named John K. Simmerman and wife, Margie C. Simmerman, the bargainors 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 22 day of June, 1976

Commission Expires: 9-16-78

Susan G. Paynter
Notary Public

STATE OF )
COUNTY OF )

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

**WARRANTY DEED**

FROM
JOHN K. SIMMERMAN and wife,
MARGIE C. SIMMERMAN
TO
JIMMY B. SHEATS and wife,
SANDRA H. SHEATS

D 55586

IDENTIF. REFERENCE

JUN 28 9 23 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File Box 6

| | | | | |
|---|---|---|---|---|
| JUN 28 76 | CONV | 43,900.00 | | |
| JUN 28 76 | S TAX | | B* 114.14 | |
| JUN 28 76 | PB FEE | | B* .50 | |
| JUN 28 76 | W DEED | | B* 4.00 | * 118.64 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 43,900.00

Jimmy B. Sheats
Affiant

Subscribed and sworn to before me this 22nd day of June, 1976

My Commission Expires: 9-16-78

Susan G. Paynter
Notary Public