BOOK 5041 PAGE 317

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
38,000.00 Charles W Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June, 76

Notary Public

MY COMMISSION EXPIRES: 11-12-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Simmons (NAME)	First Federal Savings & Loan (NAME)	60-3-80
3127 Larkspur Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Marie G. Pickney Dillon and husband, George Dillon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Simmons and wife, Grace Simmons

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:

Lot 109 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Marie G. Pickney by deed from Oak Park Developers, Inc. of record in Book 4198, page 558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Marie G. Pickney and Marie G. Dillon are one in the same person.

unimproved ( ) This is improved (X) property, known as 3127 Larkspur Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) Tennessee (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 our hands this 30th day of June, 19 76

Marie G. Pickney Dillon Marie G. Pickney Dillon

George Dillon George Dillon

STATE OF TENNESSEE
Davidson County

BOOK 5041 PAGE 318

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie G. Pickney Dillon and husband, George Dillon

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 30th day of June- 1976

Commission expires 11-13-1979

Teresa H. Sanders
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

TO

D 56495

IDENTIFICATION REFERENCE

JUL 1 2 40 PM '76

REGISTER
DAVIDSON CO., TENN.

Fee 1.50 pd

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUL-1 76	CONV	38,000.00			
JUL-1 76	S'TAX		B*	98.80	
JUL-1 76	PR'FEE		B*	.50	
JUL-1 76	W'DEED		B*	4.00	* 103.30