BOOK 5042 PAGE 643 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 19 76

Notary Public

MY COMMISSION EXPIRES: 2/3/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, Attorneys (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stanley M. Chernau, Trustee (NAME) | Noel-Palmer (NAME) | 81-14-164 |
| 2183 Ed. Ave. No. (STREET ADDRESS OR ROUTE NUMBER) | Mortgage Administration Dept. (STREET ADDRESS) | |
| Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP) | 404 James Robertson Parkway, #A Nashville, Tennessee 37219 (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, Charles William Simmons and wife, Grace H. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley M. Chernau, Trustee, with full power to sell, mortgage, or convey without joinder of any beneficiary

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:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the southwesterly side of Underwood Street and runs back between lines, 129 feet on the northwesterly line and 149.5 feet on the southeasterly line to the rights-of-way line of the Tennessee Central Railroad on which it measures 80 feet.

BEING the same property conveyed to Charles William Simmons and wife, Grace H. Simmons by Deed from Ajax Development Company of record in Book 2543, page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2499, page 171, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor in the original amount of $8,900.00, of record in Book 2527, page 367, REgister's Office for DAvidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2409 Underwood Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37208 (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 hand s this 30th day of June, 19 76

Charles William Simmons Grace H Simmons

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles William Simmons and wife, Grace H. Simmons

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 6/2/80

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 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 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

CHARLES WILLIAM SIMMONS AND WIFE, GRACE H. SIMMONS

TO

STANLEY M. CHERNAU, TRUSTEE

D 57062

IDENTIF. REFERENCE

JUL 7 9 13 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| JUL-7[illegible] | CONV | 13,000.00 | | | |
| JUL-7[illegible] | S'TAX | | B* | 33.80 | |
| JUL-7[illegible] | PR'FEE | | B* | .50 | |
| JUL-7[illegible] | W'DEED | | B* | 4.00 | * 38.30 |