BOOK 5042 PAGE 923

INSTRUMENT PREPARED BY
DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
119-12-43	Mr/Mrs Ronald J. Simmons	First American National Bank Guaranty Mtge. Division P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 31127
6DA-33612	734 Cameo Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

CO	19.950.00	MO	
WD	4.00	MS	
TD		ST	51.24
CC		ST	
MR		PF	50
UCC		TOTAL	56.24

BOBBY JENKINS CURTIS and wife, SHIRLEY ANN CURTIS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD JONATHAN SIMMONS and wife, JANE PENDERGRAPH SIMMONS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Battlewood, Section One, as of record in Book 1835, page 31.

Said Lot No. 34 fronts 70 feet on the easterly side of Cameo Drive and runs back 371.6 feet on the northerly line and 286 feet on the southerly line, to a dead line, measuring 175 feet thereon.

Being the same property conveyed to Bobby Jenkins Curtis, unmarried, by deed from William J. Page and wife, Ileen T. Page, as of record in Book 4031, page 561.

This conveyance is made subject to restrictions in Book 1911, page 67.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of July 1976.

Shirley Ann Curtis
Shirley Ann Curtis

Bobby Jenkins Curtis
Bobby Jenkins Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Paul A. Bier, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Bobby Jenkins Curtis and wife, Shirley Ann Curtis

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, the 1st day of July, 1976.

My commission expires: 4-23-78

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 19,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED
DBH:mas

FROM

BOBBY JENKINS CURTIS AND WIFE

TO

RONALD JONATHAN SIMMONS AND WIFE

D 5 7 1 9 4

IDENTIF. REFERENCE

JUL 7 3 20 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr. L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public