FORM NO. WD-1

BOOK 5051 PAGE 441

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,748.77

Terry J. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES: 2/13/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY J. SIMMONS, ET UX (NAME)	HOME FEDERAL SAVINGS & LOAN (NAME)	4D 5794
4070 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Church Streets (STREET ADDRESS)	Map 98-1
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Parcel 26

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, MARVIN VAN STANLEY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY J. SIMMONS et ux, BETTY J. 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:

BEING Lot 24, LAKE PARK, Section I, a plat of which is of record in Plat Book 4175, Page 134, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marvin Van Stanley, Jr. by divorce decree of record in Book 5041, Page 614, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the assumption of a certain Deed of Trust Note payable to Home Federal Savings & Loan Association of Nashville in the original amount of $63,800.00 which is secured by a Deed of Trust of record in Book 4976, Page 62, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4429, Page 577 and revised in Book 4516, Page 751, Register's Office for Davidson County, Tennessee, and any existing easements.

This is unimproved ( ) improved (X) property, known as 4070 Lake Parkway, Hermitage, Tennessee 37076
(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 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 my hand this 23rd day of July, 19 76

MARVIN VAN STANLEY, JR. Marvin Van Stanley, Jr.

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

MARVIN VAN STANLEY, JR.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 23rd day of July 19 76

Commission expires 2/13/77

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 MARVIN VAN STANLEY, JR.

TO TERRY J. SIMMONS, ET UX

360561

IDENTIF. REFERENCE

JUL 28 1 07 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 3

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

JUL 28	CONV	68,748.77			
JUL 28 S'TAX			B*	178.62	
JUL 28 PR'FEE			B*	.50	
JUL 28	W'DEED		B*	4.00	* 183.12