This instrument was prepared by M. Otis W. Smith, Attorney At Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

Mail BOOK 5068 PAGE 556

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jimmy Ray Simmons	Tharpe & Brooks, Inc.	Map 150-6
(NAME) 2981-83 Brantley Drive	(NAME) 615 Peachtree Street, N.E.	Parcel 86
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Atlanta, Georgia. 30308	2D-59104
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, J. R. Bennett and wife, Stella Bennett, hereinafter called Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy Ray Simmons, unmarried, hereinafter called Grantee, his

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXX~~), *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Percy Priest Meadows, Section II, of record in Book 4860, page 15, Register's Office for said County.

Said Lot No. 84 fronts 79.70 feet on the easterly side of Brantley Drive and runs back between lines measuring 193.10 feet on its northerly line and 204.42 feet on its southerly line to a line in the rear measuring 92.85 feet thereon.

Being part of the same property conveyed to Grantors by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 4952, page 846, said Register's Office.

This conveyance is subject to the restrictive covenants of record in Book 4914, page 404, and in Book 4815, page 647, said Register's Office; and the Plan of record in Book 4860, page 15, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 48,200.00

Subscribed and sworn to before me, this the 13th day of September 19 76

Affiant

My commission expires: Nov 26, 1979
(Affix Seal)

Notary Public

REGISTER'S OFFICE DAVIDSON COUNTY TENN. JR. NOV 1 1976

This is unimproved ( ) improved (X) property, known as 2981-83 Brantley Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above and 1976 taxes which have been prorated and assumed by Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 13th *day of* September, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. R. Bennett
J. R. Bennett

Stella Bennett
Stella Bennett

BOOK 5068 PAGE 557

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* J. R. Bennett and wife, Stella Bennett

the within named 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* 13th *day of* September, *19* 76

Milton W Smith Jr
Notary Public

Commission expires Nov 26, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

SEP 15 76 CONV 48,200.00
SEP 15 76 S'TAX B* 125.32
SEP 15 76 PR'FEE B* .50
SEP 15 76 W'DEED B* 4.00 * 129.82

WARRANTY DEED

FROM J. R. Bennett and wife, Stella Bennett

TO Jimmy Ray Simmons

D 6 7 9 7 5

IDENTIF. REFERENCE

SEP 15 2 13 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS