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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Phillip R. Wallace et ux

Sandra M. Wallace

TO

Elgin R. Simmons

Lynn R. Simmons

For draftsman's use

Prepared by
John Williams & Associates
2572 MURFREESBORO RD. AT RURAL HILL
NASHVILLE, TENNESSEE, 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elgin R. Simmons (NAME)	Home Federal S/L Assoc. (NAME)	136 - 15
3028 Runabout Drive (STREET ADDRESS OR ROUTE NUMBER)	Home Federal Towers (STREET ADDRESS)	31
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PT

D68940

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 21 10 25 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 48,028.00 Elgin R. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 1976.

John Williams
Notary Public

MY COMMISSION EXPIRES: Feb. 9th 1979

(AFFIX SEAL)

For and in Consideration of the sum of $10.00

Ten and no/100 DOLLARS

Cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a first mortgage to Home Federal S/L Assoc. as of record in Book 4918, Page 716, Register's Office for Davidson County, Tennessee.

We, Phillip R. Wallace and wife Sandra M. Wallace have bargained and sold, and by these presents do transfer and convey unto the said

Elgin R. Simmons and Lynn R. Simmons

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. 64 on the Plan of Harbour Town Village, Section 1, of record in Book 4675, pages 3 and 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip R. Wallace and wife Sandra M. Wallace by deed from Jack Williams and wife, Frances E. Williams as of record in Book 4918, Page 714, Register's office for Davidson County, Tennessee.

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This is improved ( ) unimproved (xx) property, known as 3028 Runabout Drive, Nashville, Tenn. 37217
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elgin R. Simmons and wife Lynn R. Simmons their heirs and assigns, forever.

And we do covenant with the said Elgin R. Simmons and wife Lynn R. Simmons 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. except as herein stated above and 1976 taxes a lein but not yet due and payable.

And We, Phillip R. Wallace and wife Sandra M. Wallace do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elgin R. Simmons and wife Lynn R. Simmons their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th. day of September, 1976

Phillip R. Wallace

Sandra M. Wallace

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John Williams, a Notary Public in and for said County and State, the within named Phillip R. Wallace and wife Sandra M. Wallace

the bargainors, 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, Davidson County Tennessee, this 17th. day of Sept, 19 76.

John Williams, Notary Public.

JOHN WILLIAMS * NOTARY PUBLIC * DAVIDSON COUNTY

Commission expires Feb. 9th. 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, SEP 21 '76 CONV 48.028.00, a Notary Public of the State and County aforesaid, personally appeared SEP 21 '76 ST TAX 8* 124.80, with whom I am personally acquainted, and who, upon oath, acknowledged SEP 21 '76 RR FEE 8* .50 SEP 21 '76 RECD 8* 4.00 * 129.30 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